



NEWTON
FALLOWELL

34 Lime Kiln Close, Peterborough, PE3 9TN

 **NEWTON FALLOWELL**

2 2 1

Key Features

- Modern Second Floor Apartment
- TWO DOUBLE BEDROOMS
- Modern Fitted Kitchen & Spacious Lounge Diner
- En-Suite Shower Room & Bathroom
- Secure Communal Parking
- Ideal First-Time Home or Investment
- City Centre Location
- EPC Rating C
- Leasehold

Guide price £130,000 - £140,000





This modern second floor apartment presents an ideal first-time home or investment opportunity, situated within walking distance of Peterborough train station and amenities within the city centre. The accommodation comprises of an entrance hall, spacious lounge diner boasting a full-height window offering an abundance of natural light, modern fitted kitchen with freestanding appliance spaces, TWO DOUBLE BEDROOMS, with the main bedroom benefiting from an EN-SUITE SHOWER ROOM, whilst the bathroom offers a further contemporary three-piece white suite and services the second bedroom. Outside the apartment also benefits from the communal parking area, which is accessed via an electric gated front. The apartment is ideally situated for amenities, with a Lidl supermarket and a gym situated within close proximity, in addition to further amenities within walking distance.



Entrance Hall

Lounge Diner 4.04m x 4.33m (13'4" x 14'2")

Kitchen 3.32m x 2.47m (10'11" x 8'1")

Bedroom One 2.53m x 4.45m (8'4" x 14'7")

En-Suite 1.64m x 1.68m (5'5" x 5'6")

Bedroom Two 2.57m x 3.56m (8'5" x 11'8")

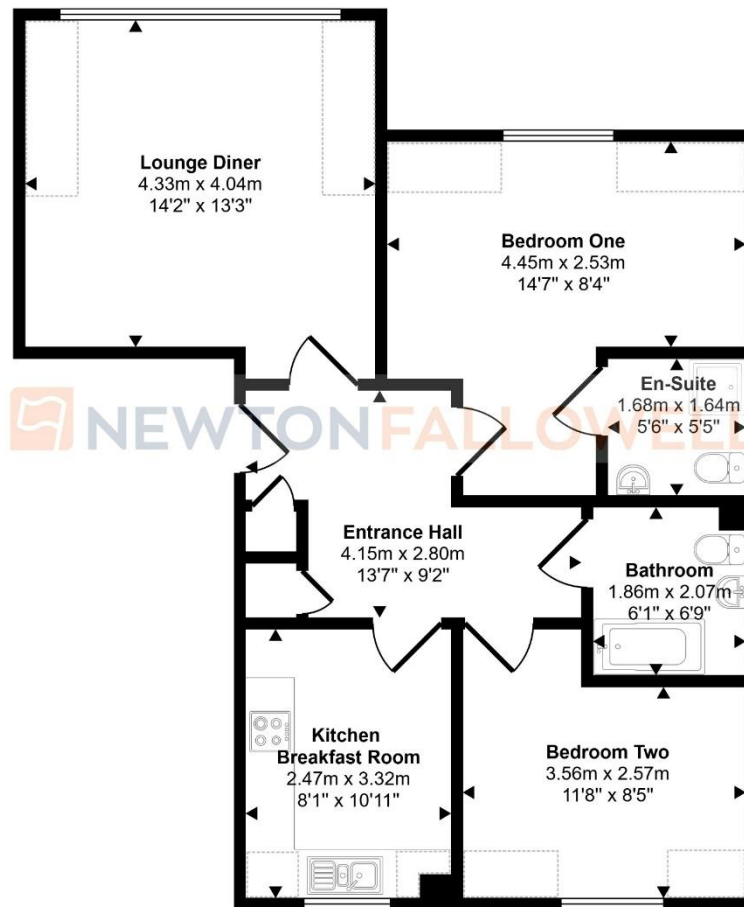
Family Bathroom 2.07m x 1.86m (6'10" x 6'1")

Lease

We have been advised that an annual service charge of £2,044.56 is payable, in addition to an annual ground rent of £195 payable, with the payments due every six months totalling approximately £1,119.78. We have been advised that the lease currently has 106 years remaining, with this due to reduce to 105 years on 1st July 2025.

a fee in the region of £300 from if you use their services.

Approx Gross Internal Area
71 sq m / 764 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SCAN ME