



**FITZJOHN**  
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## 25 Heritage Court Eastfield Road Peterborough PE1 4RB

Guide price £35,000



Situated in this POPULAR OVER 55'S DEVELOPMENT is this FIRST FLOOR FLAT in Heritage Court within close proximity to local amenities, transport links and Peterborough City Centre.



The property is offered for sale with NO FORWARD CHAIN and briefly comprises of entrance hall, lounge/diner, kitchen, master bedroom and a bathroom. Within the complex there is communal facilities that include a large shared lounge, laundry facilities and gardens/grounds

Entrance Hall - 8'6 x 3'7

Carpeted flooring, electric storage heater, wooden doors leading to all accommodation. Storage cupboard.

Lounge - 15'0 x 10'6

Carpeted flooring, electric storage heaters, uPVC double glazed windows overlooking gardens.

Kitchen - 5'2 x 8'2

Vinyl flooring, fitted wall and base units, space for freestanding oven and fridge/freezer, single with drainer, extractor fan, tiled walls.

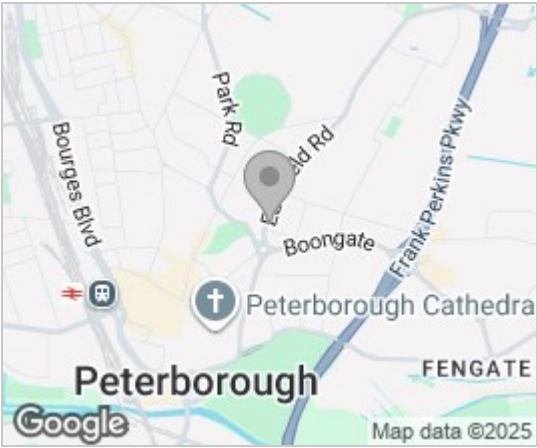
Bedroom - 11'9 x 8'9

Carpeted flooring, electric heater, uPVC double glazed windows facing the rear, built in double wardrobes.

Bathroom - 6'5 x 4'10

Vinyl flooring, standard WC, pedestal mounted wash hand basin, panelled bath, tiled walls, extractor fan.

## Area Map



## Floor Plans



## Energy Efficiency Graph

