



**Connells**

Homenene House  
Orton Goldhay Peterborough





### Property Description

Situated in Orton Goldhay is this fantastic over 55's one bedroom flat. Located close by to Ortongate Shopping Centre as well as local amenities and convenient transport links. The flat itself comprises in brief of an entrance hallway leading through to the lounge, kitchen, one bedroom and bathroom. The second floor flat also benefits from a communal parking and gardens.

OVER 55's - Benefiting from an entrance hall, lounge, kitchen, bedroom and bathroom. This one bedroom second floor flat is close to Ortongate Shopping Centre as well as local amenities and convenient transport links.

### Entrance Hall

Storage cupboard.

### Lounge

14' 9" max x 10' 7" max ( 4.50m max x 3.23m max )

Window to rear, carpet and electric radiator.

### Kitchen

7' 4" x 5' 5" ( 2.24m x 1.65m )

High and low level storage with worktops over, vinyl flooring, space for fridge freezer/dishwasher/tumble dryer & washing machine, stainless steel sink/drainer with mixer tap and tiled walls.

### Bedroom One

8' 8" x 11' 6" ( 2.64m x 3.51m )

Storage cupboard, electric heater and window to the rear.

### Bathroom

Bath with electric shower over, tiled walls, wash hand basin, WC, shaver point and extractor fan.

### Outside

### Communal Garden

### Communal Parking



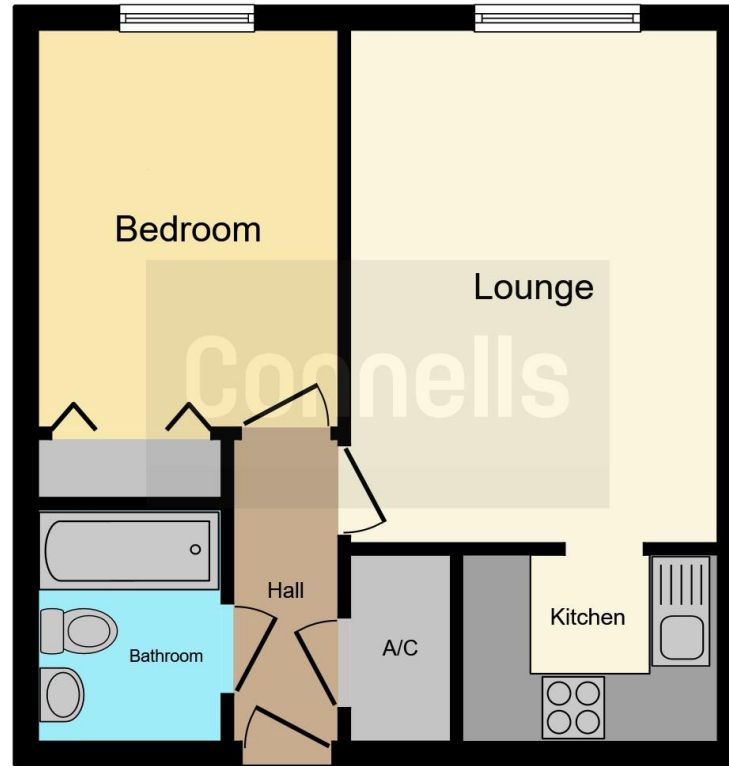












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01733 314 775**  
**E [peterborough@connells.co.uk](mailto:peterborough@connells.co.uk)**

14 Cowgate  
PETERBOROUGH PE1 1NA

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO311822](http://connells.co.uk/Property/PBO311822)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PBO311822 - 0002