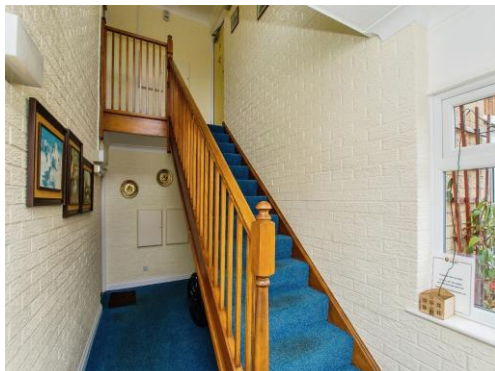




Connells

Kimbolton Court
Peterborough



Property Description

Situated in a quiet cul de sac location in Kimbolton Court is this over 55's, first floor flat located close by to Peterborough City Centre as well as local amenities and convenient transport links. The home comprises in brief of a lounge, kitchen, two bedrooms and bathroom. Outside there are communal gardens and communal parking.

OVER 55's - Benefiting from communal gardens and parking, kitchen, lounge and bathroom. This two bedroom first floor flat close to Peterborough City Centre as well as local amenities and convenient transport links.

Storage

Storage cupboard and electric fuse box.

Lounge

11' 2" x 15' 4" (3.40m x 4.67m)

Bay window to front plus storage, electric heating and carpet.

Kitchen

10' 9" max x 9' 1" max (3.28m max x 2.77m max)

Juliet balcony to the rear, window to the rear, laminate flooring, space for washer, cooker, electric hob and cooker hood, pantry, high and low level storage with worktops over, stainless steel sink/drainers with mixer tap.

Bedroom One

12' 5" max x 11' 2" max (3.78m max x 3.40m max)

Window to the side, electric heater and carpet.

Bedroom Two

9' 3" x 6' 7" (2.82m x 2.01m)

Window to front, carpet and electric heater.

Bathroom

Bath with shower over, tiled walls, wash hand basin, vinyl flooring, WC and extractor fan.

Outside

Communal Gardens

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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO311568

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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