



Connells

Lincoln Gate
Peterborough



Property Description

Connells are happy to present this well-appointed, two bedroom, ground floor over 55's apartment. It offers spacious and comfortable living, perfect for investors or someone looking to retire. Located near the City Centre, it offers easy access to local amenities, Peterborough Train Station and good transport links.

Upon entering the flat, you are met with the entrance hall leading through to the open plan lounge/diner. The kitchen is well equipped with ample storage and integrated appliances. The living area offers generous space for entertaining or relaxing with plenty of natural light.

The property also features two bedrooms and a shower room.

Outside, the flat comes with communal parking and communal gardens.

This flat is perfect for those looking for a low maintenance property with the essential amenities including a laundry room.

Entrance Hall

Door to front, two storage cupboards, carpet and space for freezer.

Lounge/Diner

10' 4" x 13' 7" (3.15m x 4.14m)
Measurements plus bay window, carpet and electric heater.

Kitchen

6' 7" x 7' 3" (2.01m x 2.21m)
Window to rear, sink/drainage, high and low level storage with worktops over, tiled splashbacks, integrated oven, microwave and fridge/freezer, electric hob and cooker hood and vinyl flooring.

Bedroom One

13' 7" x 8' 9" (4.14m x 2.67m)
Window to the side, fitted wardrobe, carpet and electric heater.

Bedroom Two

13' 7" x 6' 4" (4.14m x 1.93m)
Window to side, electric heater and carpet.

Shower Room

Shower cubicle, pedestal wash hand basin, WC, tiled walls, vinyl flooring 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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14 Cowgate
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EPC Rating: D Council Tax
 Band: B

Service Charge:
 2640.00

Ground Rent:
 333.60

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312040

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1986. 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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