



**Connells**

Cathedral Green Court Crawthorne Road  
Peterborough

# Cathedral Green Court Crawthorne Road Peterborough PE1 4YS

for sale offers over  
**£100,000**



## Property Description

Peterborough is the city at the heart of rural East England, bridging the Cambridgeshire, Rutland, Lincolnshire and Northamptonshire borders. Peterborough and its region have an important place in the history of Britain and the modern city continues to grow in importance and in the right way.

Direct trains run to Kings Cross, the North and Birmingham New Street. The A1/ A1(M) provides direct road access to London and the North, and to the West via the A14 at Huntingdon.

Retirement Apartment - Two-bedroom apartment, benefiting from a new boiler, renovated kitchen and wet room. There is an on-site restaurant, re-fitted carpets, curtains and vertical blinds. RSL receive a transfer premium (up to a max of 3%) from the vendor upon completion of any sale.

## Lounge

16' 5" x 10' 1" ( 5.00m x 3.07m )

Fireplace with ornate wood surround, radiator, phone points, TV point & emergency pull cord.



## Kitchen

9' 3" x 6' 1" ( 2.82m x 1.85m )

Worktops with a rolled edge, cupboards at base and eye level + draws, tiling to the rear of the worktops, inset electric hob, extractor hood, integrated electric oven, fridge/freezer, inset sink and drainer + mixer tap and a wall mounted combi boiler.

## Bedroom One

16' 6" x 9' 5" ( 5.03m x 2.87m )

Double wardrobe, TV + telephone points, radiator and an emergency pull cord.

## Bedroom Two

11' 11" x 6' 6" ( 3.63m x 1.98m )

Telephone point, radiator and an emergency pull cord.

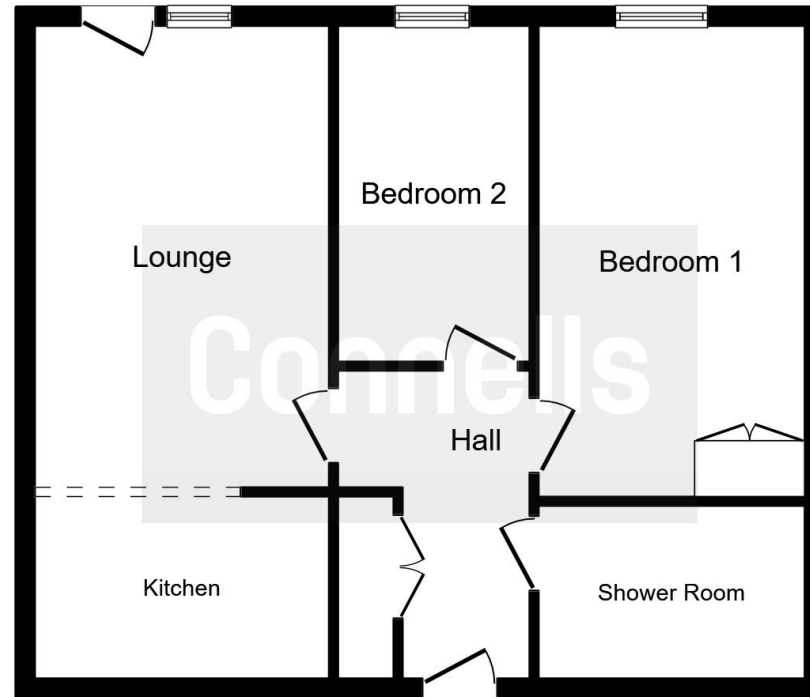
## Wet Room

Walk in shower, close coupled W.C, pedestal wash hand basin, medicine cabinet and an emergency pull cord.









**Floor Plan**

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).  
Plan produced for Connells. Powered by www.focalagent.com

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO309960](http://connells.co.uk/Property/PBO309960)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2000. 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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