



**Kimbolton Court, Peterborough PE1 2NL**

**welcome to**

## **Kimbolton Court, Peterborough**

" Modern Apartment for the over 55s" This two BEDROOM "WARDEN SUPPORTED" FIRST FLOOR APARTMENT is well presented and boasts ENTRANCE HALL, LOUNGE, modern KITCHEN with JULIETTE BALCONY, MASTER BEDROOM, BEDROOM TWO and BATHROOM. Outside benefits from a communal parking area. The pretty enclosed communal rear garden with a variety of plants, shrubs and lawn. The complex offers a strong community with regular activities.



**Lounge Diner**

15' 8" x 11' 1" ( 4.78m x 3.38m )

**Kitchen**

10' 10" x 8' 1" ( 3.30m x 2.46m )

**Bedroom One**

12' x 10' 6" ( 3.66m x 3.20m )

**Bedroom Two**

9' 10" x 6' 7" ( 3.00m x 2.01m )

**Bathroom**

6' 9" x 6' 2" ( 2.06m x 1.88m )

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)

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## Kimbolton Court, Peterborough

- Well-presented Two Bedroom Apartment for the Over 55's
- Warden Supported Two Bedrooms Apartment
- Good size Lounge Diner with Juliette Balcony
- Strong Community with regular activities and Community Room
- Central Location on a regular Bus Route
- Communal Areas, Gardens and Parking
- Quiet end of Cul-De-Sac location

Tenure: Leasehold EPC Rating: D

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 Leasehold packs.

**£65,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG121052](http://williamhbrown.co.uk/Property/PCG121052)



Property Ref:  
PCG121052 - 0017

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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