



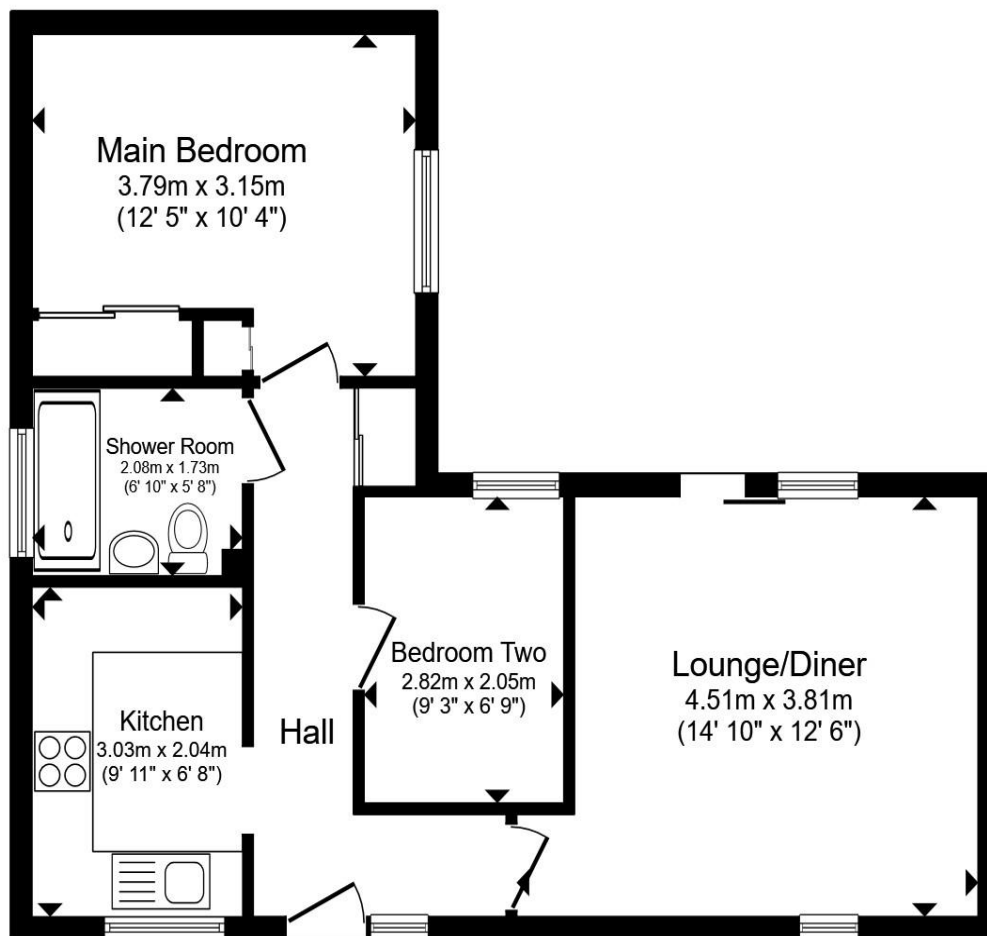
Kimbolton Court, Peterborough PE1 2NL

welcome to

Kimbolton Court, Peterborough

A beautifully presented two-bedroom bungalow located within the highly desirable over-55s development of Kimbolton Court. Offered to the market vacant and with no onward chain, this thoughtfully updated home provides comfortable, low-maintenance living in a quiet and well-maintained setting. The property offers a welcoming entrance leading into a bright, open living space with ample room for both seating and dining. The updated kitchen features modern units and practical workspace, while the stylish shower room has been refurbished to a high standard. There are two well-proportioned bedrooms, both enjoying a peaceful aspect. Neutral decor and recent improvements mean the bungalow is ready for immediate occupation with nothing left to do. There is also a community lounge within the grounds which offers regular activities and socialising for the Residents. Kimbolton Court is a Warden-Controlled area, with 24 Hour Support access via pull cords in every room.





Total floor area 52.2 m² (561 sq.ft.) approx

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.propertybox.io

welcome to

Kimbolton Court, Peterborough

- Warden-Controlled
- Two-bedroom bungalow
- Vacant and no onward chain
- Communal gardens and residents' parking
- 24 Hour Support Access

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

guide price

£110,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122990



Property Ref:
PCG122990 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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