



Heritage Court Eastfield Road, Peterborough PE1 4RB

welcome to

Heritage Court Eastfield Road, Peterborough

Offering NO UPWARD CHAIN and situated in this over 55's development this vacant GROUND FLOOR APARTMENT within Heritage Court which is close to local amenities with transport links to the City Centre nearby, the development benefits from communal sitting area, laundry facilities and communal gardens. In brief accommodation comprises of, ENTRANCE HALL, LOUNGE/DINER, KITCHEN, DOUBLE BEDROOM & a WET ROOM, from the lounge/diner there is a door giving you access to the established communal gardens



**Entrance Hall**

9' 2" max x 3' 7" max (2.79m max x 1.09m max)

Lounge/diner

15' 1" x 10' 5" (4.60m x 3.17m)

Fitted Kitchen

8' 2" x 5' 2" (2.49m x 1.57m)

Double Bedroom

11' 8" x 8' 9" (3.56m x 2.67m)

Wet Room

6' 4" max x 5' 6" max (1.93m max x 1.68m max)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

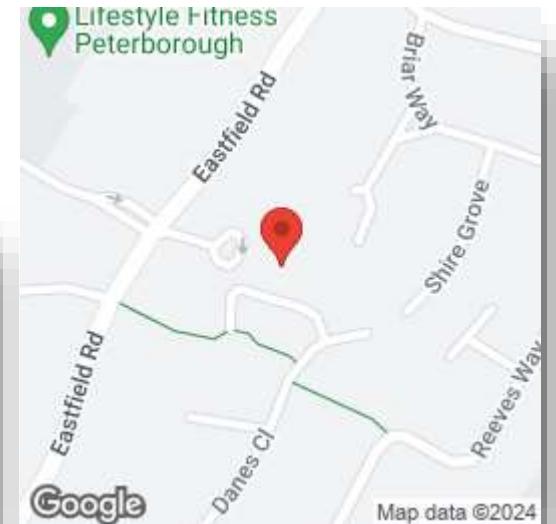
Heritage Court Eastfield Road, Peterborough

- Ground Floor Apartment
- Over 55's Development
- One Double Bedroom
- Lounge/Diner
- Communal Gardens
- Communal Laundry/Sitting Area
- Warden Assisted
- Vacant

Tenure: Leasehold EPC Rating: C

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.

£45,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PCG120555](https://www.williamhbrown.co.uk/Property/PCG120555)



Property Ref:
PCG120555 - 0008

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.

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.



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)