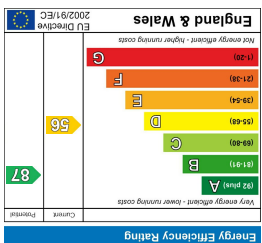


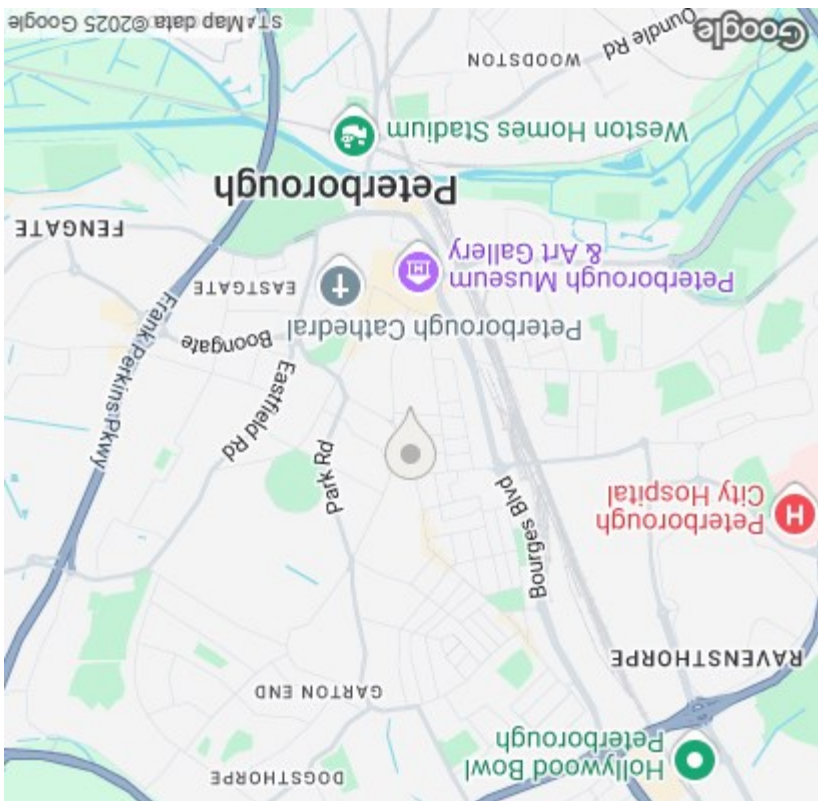
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peteterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

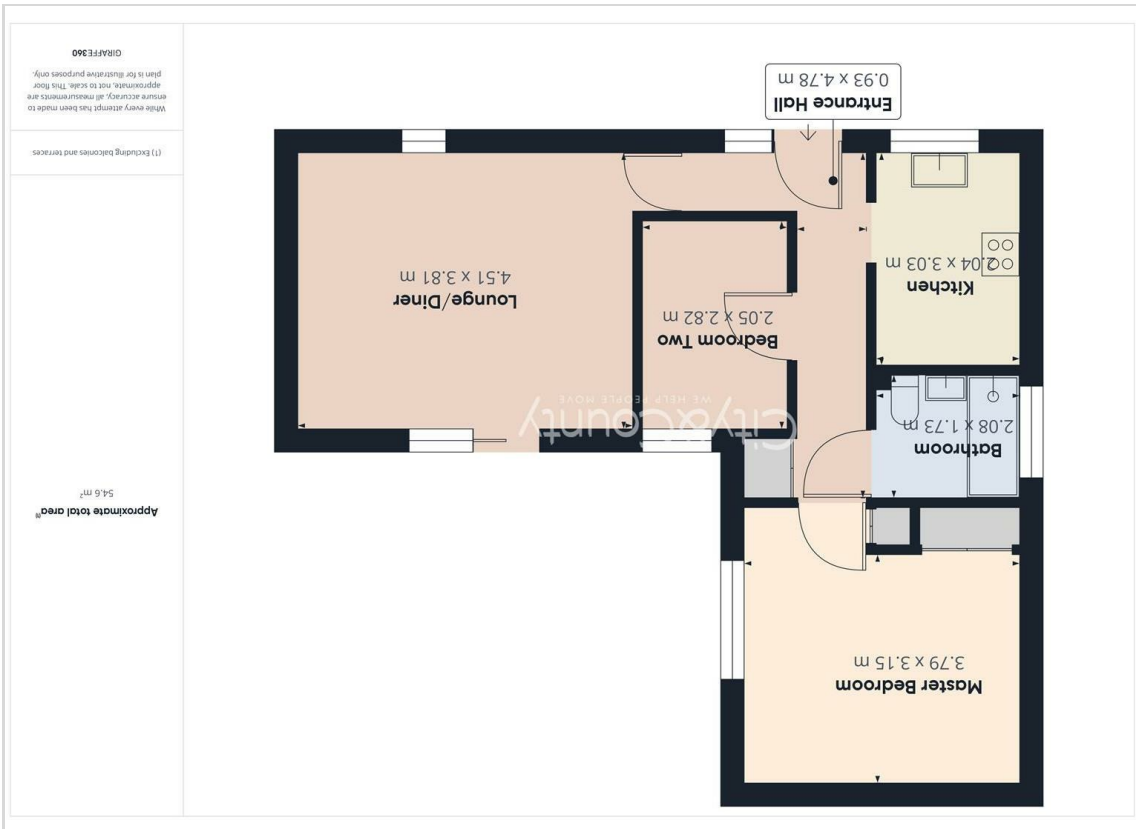
Viewing



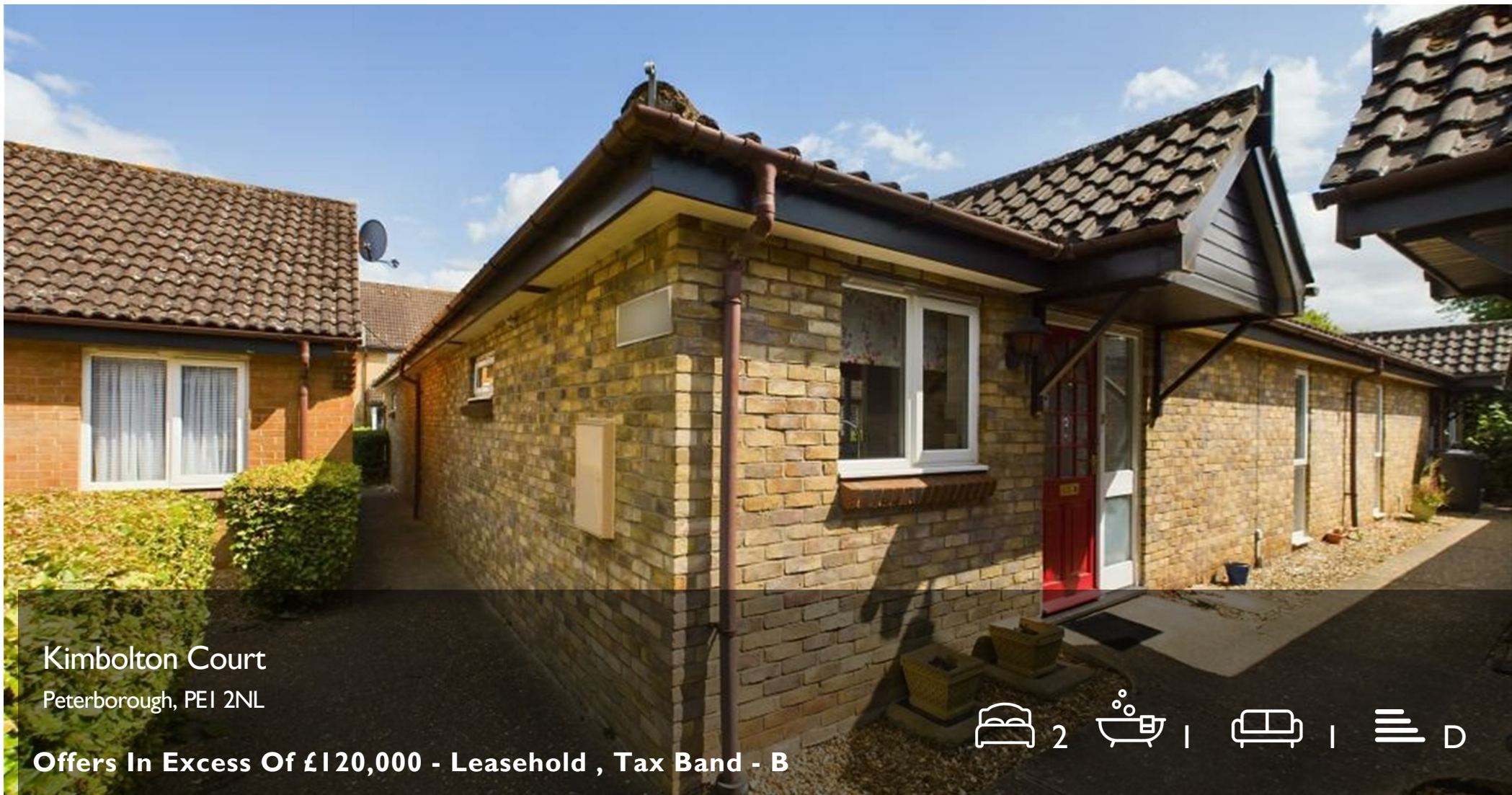
Energy Efficiency Graph



Area Map



Floor Plan



Kimbolton Court

Peterborough, PE1 2NL

Over 55's Accommodation

Welcome to Kimbolton Court, a charming detached bungalow located in the heart of Peterborough. This property offers a cosy retreat with its one reception room, two bedrooms, and one bathroom, perfect for those looking for a peaceful and comfortable living space. It has recently been redecorated throughout.

Situated in a Cul-de-Sac within walking distance to Peterborough City centre, this bungalow provides convenience and tranquility. The communal gardens and parking area add to the appeal of this property, offering a sense of community and ease of access. Designed for over 55s accommodation, Kimbolton Court ensures a peaceful and relaxed environment for its residents. It is warden-controlled and has a twenty-four hour emergency call facility in every room. With no forward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to own a piece of this desirable location in Peterborough. Embrace the comfort and convenience that this bungalow has to offer, and make Kimbolton Court your new home sweet home.

Entrance Hall

3'0" x 15'8"

Lounge/Diner

14'9" x 12'5"

Kitchen

6'8" x 9'11"

Bathroom

6'9" x 5'8"



Master Bedroom

12'5" x 10'4"

Bedroom Two

6'8" x 9'3"

EPC - D

56/87

Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 90 years

Ground rent £150 per annum

Service charge £3300 per annum

IMPORTANT LEGAL INFORMATION

AWAITING CONFIRMATION

