



#### Disclaimer

**Important Notice:** In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to City & County.

**Crawthorne Road, Peterborough, PE1 4YS**  
**£800**

## Crawthorne Road, Peterborough, PE1 4YS

**\*\*OVER 55'S ONLY\*\*** This recently refurbished and well maintained second floor apartment located in Central Peterborough offers easy access to the City Centre, amenities and transport links. The property is in an 'Over Fifty Fives Assisted Living' complex with the benefits of communal lounges, lift access to apartments, restaurant for all residents, and a 24-hour duty manager.

The accommodation briefly comprises, spacious entrance hall, kitchen with a matching range of base and eye level units with laminate flooring, built in oven, stainless steel sink and built in four ring electric hob with extractor hood over. Lounge/diner, a three-piece bathroom consisting of a bath with shower over, w/c, heated towel rail and wash hand basin and two bedrooms with built in wardrobes to the master. The property features new carpets throughout and is freshly decorated. Outside there is secure parking for residents and guests with communal gardens. Please contact the office to arrange your viewing today!

Holding deposit £184.00. Security deposit £923.00. Council Tax Band C.

