



COMMUNAL AREAS

ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

BATHROOM



**Woodcock Holmes**  
 First Floor Offices, 4 Office Village  
 Hampton, Peterborough PE7 8GX  
 01733 303111  
 info@woodcockholmes.co.uk

**rightmove**  
 find your happy

**The Property Ombudsman**

**Zoopla**

**THE GUILD PROPERTY PROFESSIONALS**

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**1 Cathedral Green Court**  
 Peterborough, PE1 4YS  
 £100,000





## 1 Cathedral Green Court Peterborough PE1 4YS

This ground-floor apartment with access to the outside garden space from your living room and spacious accommodation throughout is in good condition and ready to move in! This over 55s retirement property is the perfect opportunity to live in a supportive environment whilst maintaining your own independence.

- GROUND FLOOR APARTMENT
- ACCESS TO COMMUNAL GARDENS FROM LIVING ROOM
- ENSUITE SHOWER ROOM TO MAIN BEDROOM
- SEPARATE THREE-PIECE BATHROOM
- OPEN PLAN LIVING ROOM AND KITCHEN
- GAS CENTRAL HEATING
- OVER 55'S DEVELOPMENT
- SECURE PARKING ACCESS
- COMMUNAL FUNCTION ROOMS
- FULLY MANAGED FACILITIES AND SERVICES

Viewings: By appointment  
£100,000

### ENTRANCE HALL

Door to side, fitted carpet, double glazed window to rear, double store cupboard.

### LIVING ROOM

15'9" x 13'8" max

Double glazed door and window to front. The lounge is equipped with telephone and TV points, multiple light fittings, a radiator and warden-call pull cord and box. Heating is provided by a radiator and an electric fire.

### KITCHEN

5'7" x 11'6"

Open to living room, the kitchen is fitted with a matching range of base and wall units, fridge/freezer, boiler, electric oven, extractor fan and electric hob.

### BEDROOM 1

17'9" x 9'4"

Double glazed window to front. Illumination is provided via wall and ceiling lights. A radiator provides heating to this room. The room is equipped with TV and telephone points and there is a double wardrobe. This bedroom features an ensuite shower.

### ENSUITE SHOWER

5'7" x 7'3"

Three-piece suite with low level WC, wash hand basin and walk-in shower. The room is heated by a radiator and there is an extractor fan.

### BEDROOM 2

10'8" x 6'7"

Double glazed window to front. Illumination is provided via wall and ceiling lights. A radiator provides heating to this room. The room is equipped with TV and telephone points.



### BATHROOM

6'9" x 9'9"

Obscure double glazed window to rear, three-piece suite with washbasin, WC, bath with shower over, heated towel rail, cabinet, mirror and radiator.

### OUTSIDE

Communal garden space surrounding the block, secure parking.

### SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within close proximity to Peterborough City Centre, Peterborough Town Park, Queensgate Shopping Centre, Railway Station, local Doctor's surgery, Ferry Meadows Country Park and many more facilities.

### TENURE

Leasehold - 101 Years remaining.

### SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

SERVICE CHARGE: There is a service charge that currently amounts to £728.34 per month.

It is important to note that a significant proportion of the Service Charge relates to items which the prospective purchaser is responsible for in their present home, such as building insurance, building maintenance, gardening, and domestic help. Many purchasers are also eligible for Attendance Allowance at £55.65 or £83.10 a week, which is neither means-tested or taxable and advice on this subject is available to anyone making an enquiry.

### FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC