



ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

SHOWER ROOM



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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.

28 Cathedral Green Court
 Peterborough, PE1 4YS
 £70,000



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Don't miss out on this rare opportunity to view! The highly popular and well maintained block is very reasonably priced and offers a fantastic home for anyone looking for the perfect blend of independent living with support and community feel when wanted.

- OVER 55'S RETIREMENT COMPLEX
- NO FORWARD CHAIN
- DUTY MANAGER ON SITE
- CITY CENTRE LOCATION
- COMMUNAL LOUNGES AND RECEPTION AREAS
- TWO BEDROOMS
- SECURE PARKING
- CALL OUR SALES TEAM TO VIEW

Viewings: By appointment
£70,000

PROPERTY FEATURES

Discover this spacious first-floor over 55s retirement apartment, conveniently located within walking distance to Peterborough City Centre. Well-maintained and move-in ready, it presents an ideal opportunity to reside in a supportive environment while enjoying your independence.

Situated on the first floor of the building, the apartment offers easy access via stairs or a lift. Inside, you'll find an entrance hall with carpet and storage, a main bedroom with fitted wardrobes, a second bedroom, a living room seamlessly flowing into the kitchen area, and a three-piece wet room featuring a walk-in shower. Additional amenities include uPVC double glazing and gas central heating.

Benefit from a range of amenities such as weekly service cleaning, a communal lounge area, lift access, gardens, parking, an on-site restaurant, pull cord systems, and a 24/7 on-site warden. These facilities ensure a supportive environment with the necessary care and services while allowing you to maintain your independence.

For further details, contact Woodcock Holmes sales team.

ROOM MEASUREMENTS

ENTRANCE HALL: 10'9" x 4'9" (3.3m x 1.47m)

LIVING ROOM: 5m x 3.51m (16'4" x 11'6")

KITCHEN: 6'0" x 12'4" (1.85m x 3.78m)

BEDROOM 1: 9'6" x 16'4" (2.9m x 5m)

BEDROOM 2: 11'9" x 6'10" (3.6m x 2.1m)

SHOWER ROOM: 6'2" x 9'6" (1.9m x 2.91m)

TENURE

Leasehold. 101 year lease remaining.

SERVICES

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

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC