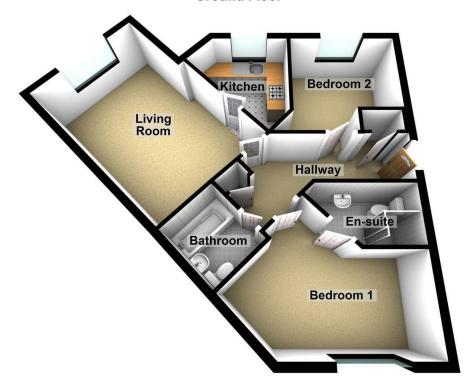
COMMUNAL ENTRANCE





HALLWAY

BEDROOM 1

**ENSUITE SHOWER ROOM** 

**BATHROOM** 

LIVING ROOM

KITCHEN

BEDROOM 2

**Woodcock Holmes** First Floor Offices, 4 Office Village Hampton, Peterborough PE7 8GX

01733 303111

info@woodcockholmes.co.uk









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 logal title of the property. Buyers not obtain such verification from their solicitors



woodcockholmes.co.uk



28 Lime Kiln Close Peterborough, PE3 9TN £130,000



# 28 Lime Kiln Close Peterborough PE3 9TN

This beautifully presented ground-floor apartment is perfect for first-time buyers or investors looking for a hassle-free move. Recently redecorated throughout with fresh flooring laid, the apartment is ready to move straight into and is offered with no forward chain.

- GROUND FLOOR APARTMENT
- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM TO MAIN BEDROOM
- NEW FLOORING THROUGHOUT
- RECENTLY DECORATED THROUGHOUT
- 1.2 MILES FROM PETERBOROUGH TRAIN STATION
- READY TO MOVE STRAIGHT IN IDEAL FOR FIRST TIME BUYERS
- SECURE COMMUNAL PARKING
- CALL OUR SALES TEAM FOR MORE INFORMATION

#### THE PROPERTY

Upon entering the property, you are greeted by a spacious hallway with built-in storage space, leading you to all rooms. The accommodation comprises two well-sized double bedrooms, with the master bedroom benefiting from an ensuite shower room. The spacious living room offers ample space for both lounge and dining furniture, providing a comfortable and functional area to relax and entertain.

The open-plan kitchen is fitted with a range of base and eye-level units, including a built-in oven, hob, and sink drainer, with space available for additional appliances. A well-appointed three-piece bathroom completes the internal layout

Further benefits include double glazing throughout, electric heating, and secure parking. Access to the apartment is via a secure communal area with intercom and buzzer entry for added peace of mind.

Externally, there are communal grounds for residents to enjoy. The location is ideal for those seeking convenience, with amenities, a gym, and public transport links all within walking distance. The city centre and train station are just 1.2 miles away, easily accessible by bus or car.

#### HALLWA'

Door to side, fitted carpet, airing cupboard, store cupboard, electric heater, access to all rooms.

#### **BEDROOM 1**

12'2" max x 14'10" max

UPVC double glazed window to front, fitted carpet, electric heater.

# **ENSUITE SHOWER ROOM**

4'11" x 8'3" max

Three piece suite with low level WC, wash hand basin, shower cubicle with tiled surround, electric heated towel rail.

#### **BATHROOM**

6'10" x 5'2"

Three piece suite with low level WC, wash hand basin, bath with half wall tiled surround, electric heated towel rail.



#### **LIVING ROOM**

16'11" x 11'6"

UPVC double glazed window to rear, fitted carpet, electric heater.

#### KITCHE

13'9" max x 8'10" max

UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted oven, fitted four ring hob, extractor fan over, fitted sink drainer, space for other appliances.

#### **BEDROOM 2**

8'10" x 9'4"

UPVC double glazed window to rear, fitted carpet, electric heater.

#### OUTSIDI

Communal grounds, secure parking, intercom entry into the communal area that leads to your ground floor apartment.

#### **TENURE**

Leasehold - 106 years remaining.

## 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.

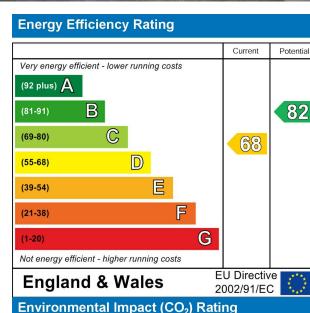
None of the appliances, services or equipment described or shown have been tested.

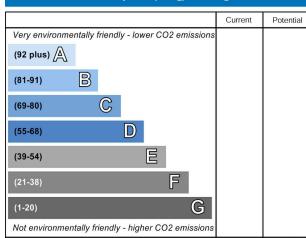
### SERVICES

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

#### **INVESTMENT INFORMATION**

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.





**England & Wales** 

EU Directive 2002/91/EC



# Viewings: By appointment £130,000