



COMMUNAL AREA

HALLWAY

LIVING ROOM

KITCHEN

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

BATHROOM



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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.

14 Lime Kiln Close
 Peterborough, PE3 9TN
 £125,000



14 Lime Kiln Close Peterborough PE3 9TN

This ground floor apartment is ideal for anyone looking for a modern property with plenty of space, all within easy access to Peterborough City Centre, 1.3 miles from Peterborough train station and within easy access to all local amenities and shops.

- NO FORWARD CHAIN
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM TO MAIN BEDROOM
- 1.3 MILES TO PETERBOROUGH TRAIN STATION
- EASY ACCESS TO PETERBOROUGH CITY CENTRE AND AMENITIES
- FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- 105 YEAR LEASE REMAINING

Viewings: By appointment
£125,000

PROPERTY FEATURES

This ground floor apartment is ideal for anyone looking for a modern property with plenty of space, all within easy access to Peterborough City Centre, 1.3 miles from Peterborough train station and within easy access to all local amenities and shops.

There is communal parking for residents directly outside the block, access is via a communal entrance hall with intercom and buzzer entry. The apartment sits on the ground floor and comprises of a hallway with access to all rooms and store space. The main living room has space for lounge furniture and dining space, off the living room is a fitted kitchen with built in sink/drain, oven and hobs. There are two double bedrooms, the main bedroom benefits from a three-piece shower room ensuite. Additional wash facilities include a three-piece family bathroom.

The property has recently had new carpets fitted throughout, uPVC double glazing, gas central heating, EPC rating C, council tax band B and available parking.

ROOM MEASUREMENTS

11'9" x 13'9"

HALLWAY:

LIVING ROOM: 3.6m x 4.2m (11'9" x 13'9")

KITCHEN: 2.8m max x 4.3m max (9'2" max x 14'1" max)

BEDROOM 1: 4.1m max x 4.6m max (13'5" max x 15'1" max)

ENSUITE SHOWER ROOM: 1.6m x 2.3m (5'2" x 7'6")

BEDROOM 2: 3.5m x 2.9m (11'5" x 9'6")

BATHROOM: 7'2" x 5'6" (7'2" x 5'6")

TENURE

Leasehold.

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.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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

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