



Connells

Central Court Lincoln Road
Peterborough



Property Description

This well-presented two-bedroom ground floor apartment offers generous living space, modern conveniences, and a practical layout ideal for first-time buyers, downsizers, or investors. The property features a welcoming entrance hall leading to all rooms, creating a smooth and comfortable flow throughout the home.

At the heart of the apartment is a bright and spacious lounge/dining room, offering ample room for both relaxation and entertaining. The lounge opens through to a separate fitted kitchen, providing plenty of worktop and storage space.

The property boasts two well-proportioned bedrooms, with the main bedroom benefitting from access to a private shower room for added convenience. A second bathroom is located off the hallway, serving both guests and the second bedroom.

Additional storage is provided via a built-in cupboard off the hall, and the apartment is situated on the ground floor, making it easily accessible. Outside, residents benefit from allocated parking, ensuring convenient and secure parking close to the property.

This attractive apartment combines practical living with a comfortable layout, making it a fantastic opportunity for those seeking a low-maintenance home in a well-designed development.

Entrance Hall

Door to side.

Bathroom

Bath with shower over, wash hand basin, WC and heated towel rail.

Kitchen/Lounge

Three windows to the front, integrated oven and dishwasher, induction hob and hood, high and low level storage with worktops over, stainless steel sink/drainers, space for fridge/freezer, spotlights, airing cupboard, radiator and laminate flooring.

Bedroom One

Window to the rear, laminate flooring and radiator.

En-Suite

Double shower cubicle, heated towel rail, WC, wash hand basin and tiled splashbacks.

Bedroom Two

Two windows to the rear, laminate flooring and radiator.

Outside

Allocated residents parking.





Floor Plan

Total floor area 58.6 m² (631 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: B

Service Charge: 1200.00

Ground Rent: 300.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/PBO312772](https://www.connells.co.uk/Property/PBO312772)

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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