



13 William Nichols Court, Huntly Grove, Peterborough

In Excess of £115,000

 **NEWTON FALLOWELL**

13 William Nichols Court

Huntly Grove, Peterborough

This GROUND FLOOR APARTMENT is SITUATED WITHIN THE HEART OF PETERBOROUGH within walking distance of the train station and city centre, benefiting from ONE DOUBLE BEDROOM with built-in storage, a GARAGE, communal parking and gardens, making an ideal first-time home or investment opportunity, being sold with NO ONWARD CHAIN. The immaculate accommodation comprises of an entrance hall, a modern kitchen which boasts built-in oven, hob, dishwasher and fridge freezer, spacious lounge diner offering sliding doors onto a patio seating area, a double bedroom benefiting from two built-in wardrobes and the shower room, which boasts a contemporary three-piece suite to include a walk-in shower. Outside there is a garage and communal parking, as well as communal gardens to include patio and lawn.

Council Tax band: B

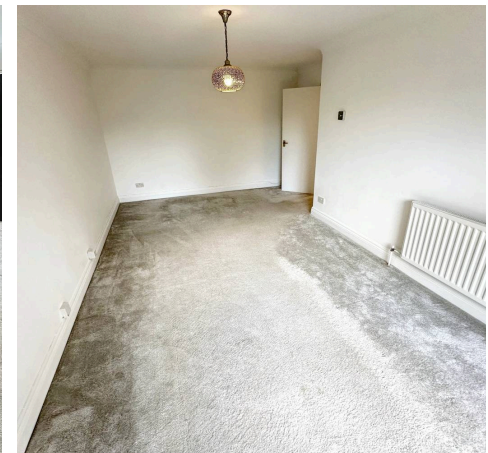
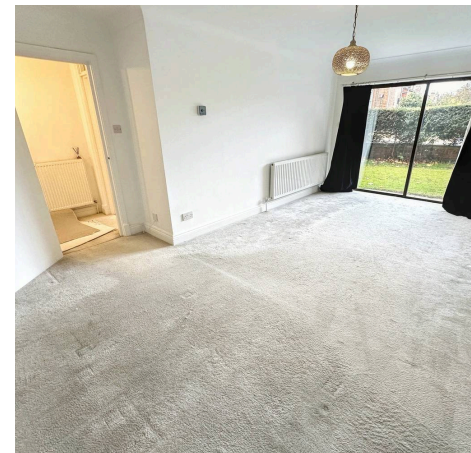
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



NEWTON
FALLOW





Entrance Hall

Kitchen

12' 5" x 6' 4" (3.79m x 1.94m)

Lounge Diner

19' 0" x 10' 1" (5.79m x 3.07m)

Bedroom

14' 1" x 10' 0" (4.29m x 3.06m)

Shower Room

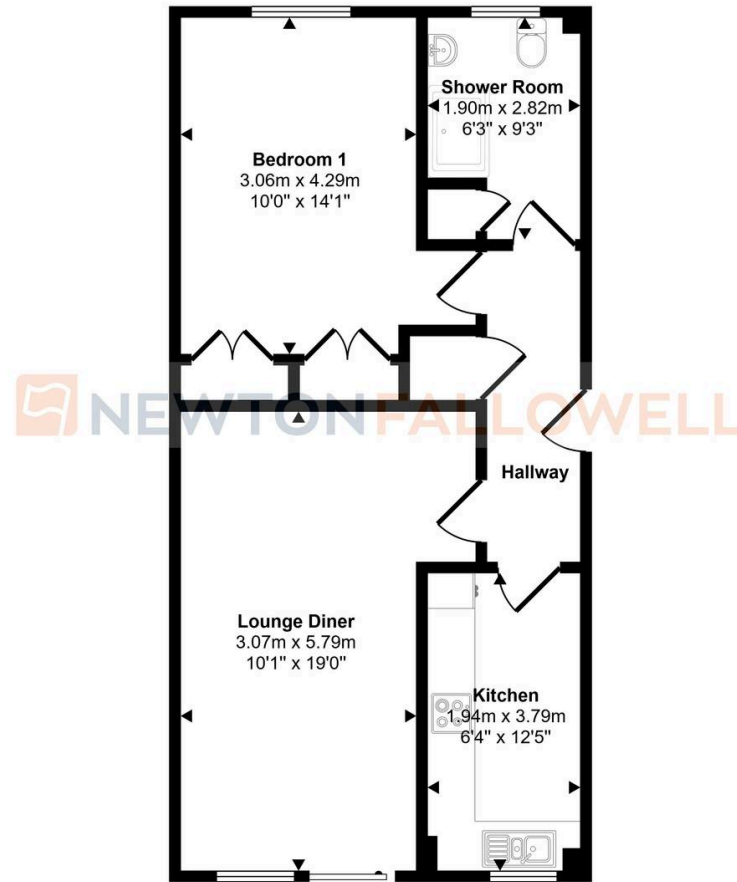
9' 3" x 6' 3" (2.82m x 1.90m)

Lease

The lease commenced on 25th March 1987 with an initial 225 year term expiring on 24th March 2212, meaning that there are approximately 187 years remaining on the lease, with a charge payable every six months and the most recent payments equating to £812.50 every six months.



Approx Gross Internal Area
56 sq m / 600 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough