



73 Lincoln Gate, Lincoln Road, Peterborough
£55,000

 **NEWTON FALLOWELL**

73 Lincoln Gate, Lincoln Road

Peterborough

This second floor flat is designed EXCLUSIVELY FOR THOSE AGED 55 OR OVER, offering COMMUNAL FACILITIES and being sold with NO ONWARD CHAIN. The apartment benefits from its own accommodation to comprise of an entrance hall with useful storage cupboard, lounge diner, kitchen, spacious double bedroom and a bathroom.

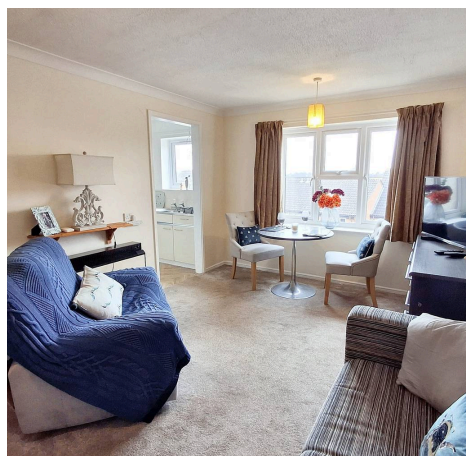
The communal facilities include a communal residents' lounge, communal gardens to enjoy, 24 hour support, in addition to emergency pull cords within the apartment, as well as parking available via separate discussion with the management company.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





Entrance Hall

Lounge Diner

15' 1" x 10' 0" (4.59m x 3.06m)

Kitchen

6' 6" x 6' 4" (1.99m x 1.94m)

Bedroom One

11' 10" x 8' 3" (3.61m x 2.51m)

Bathroom

6' 0" x 5' 2" (1.83m x 1.58m)

Lease Information

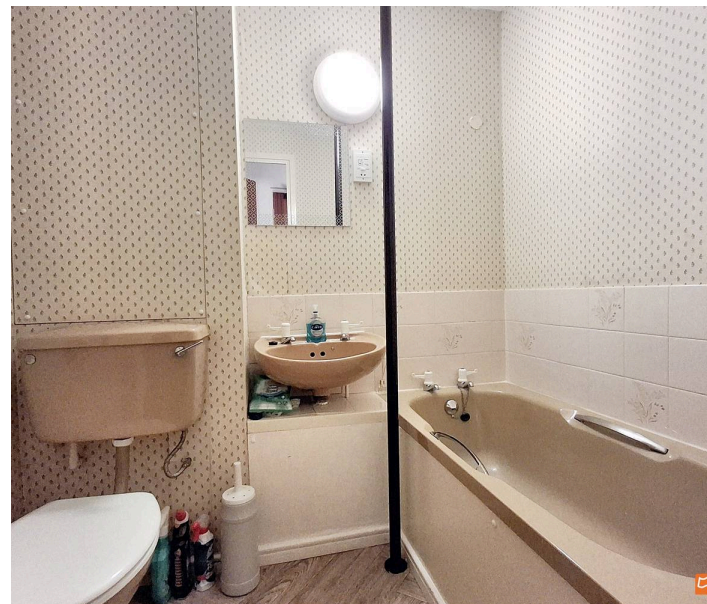
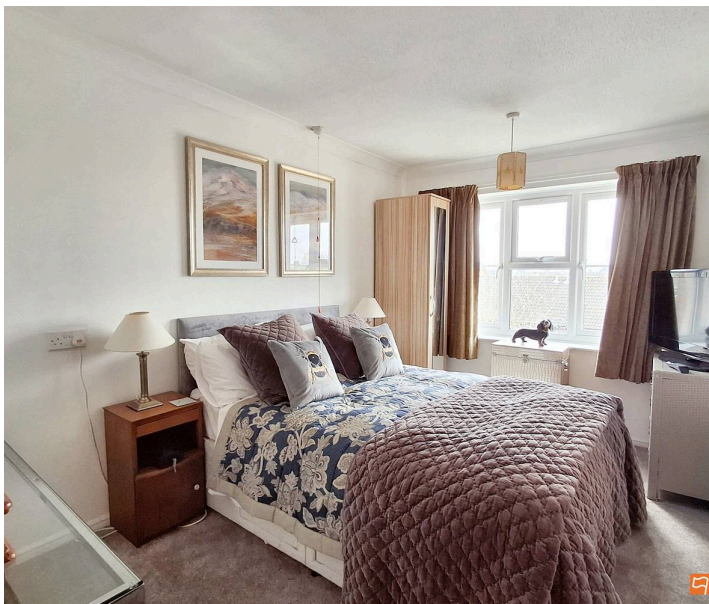
Ground Rent: £166.80 per half year Service Charge: £1,262.71 per half year

Disclaimer

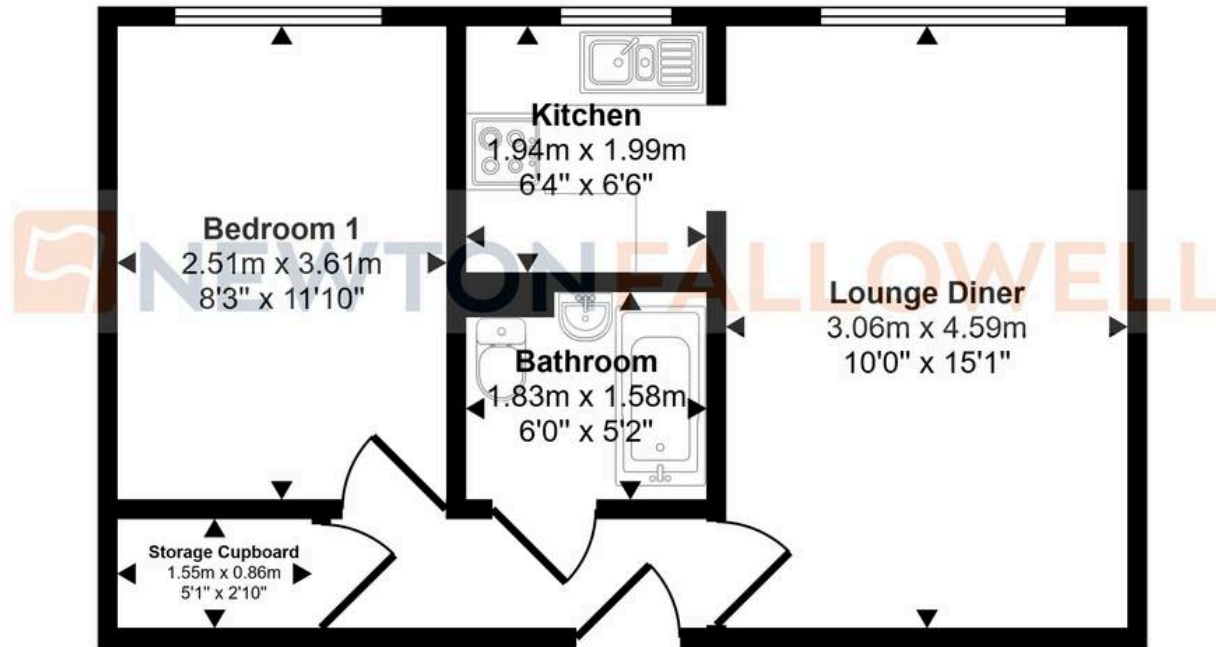
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Note to Buyers

Intending purchasers will be asked to complete our anti-money laundering and compliance checks, as well as provide evidence of funds in order to proceed with a successful offer. We would ask for your co-operation in order that there will be no delays with the agreed purchase. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance – we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.



Approx Gross Internal Area
36 sq m / 386 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

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