



Connells

Kimbolton Court
Peterborough



Property Description

Situated in a quiet cul de sac location in Kimbolton Court is this over 55's, ground floor flat located close by to Peterborough City Centre as well as local amenities and convenient transport links. The home comprises in brief of a lounge, kitchen, two bedrooms and shower room. Outside there are communal gardens and communal parking.

Entrance Porch

Storage cupboard for electrics and fire box.

Lounge

15' 4" x 11' 1" (4.67m x 3.38m)
Window to front, carpet and radiator.

Kitchen

8' x 10' 9" max (2.44m x 3.28m max)
Two storage cupboards, sink/drain, cooker with electric hob and hood, space for washing machine, fridge/freezer, high and low level storage with worktops over and vinyl flooring.

Bedroom One

10' 6" x 12' 5" max (3.20m x 3.78m max)
Window to rear, carpet, radiator and fitted wardrobes.

Bedroom Two

9' 5" x 6' 7" (2.87m x 2.01m)
Window to front, carpet and radiator.

Shower Room

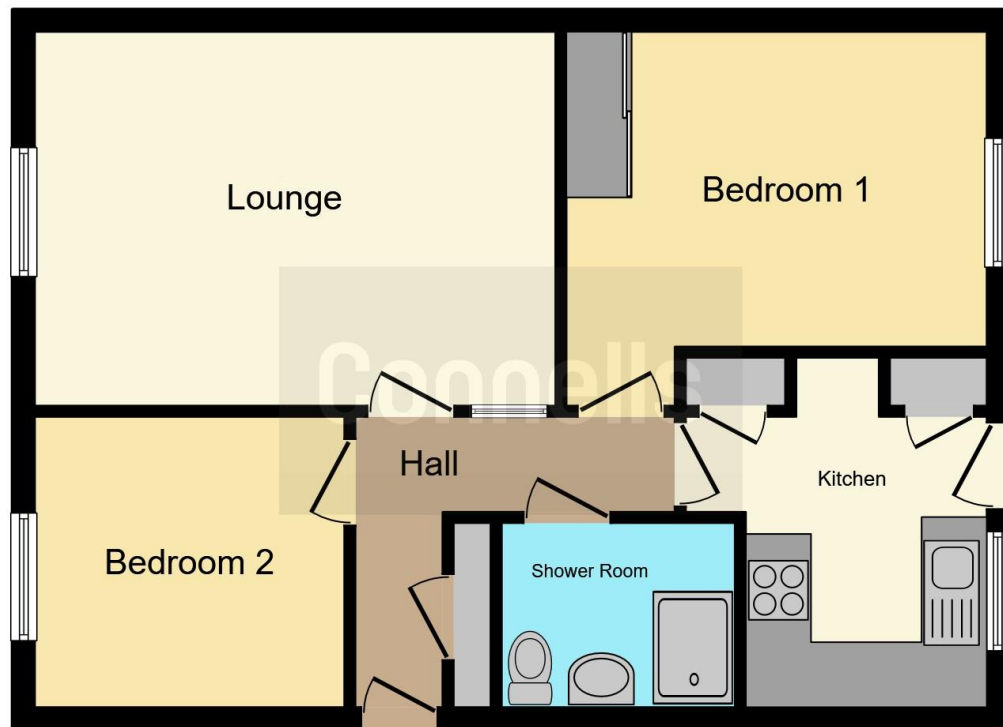
Shower cubicle, extractor fan, wash hand basin, WC and towel rail.

Outside

Communal Garden

Outside charging point, side access for mobility scooters.





Floor Plan

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.focalagent.com



To view this property please contact Connells on

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14 Cowgate
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EPC Rating: D Council Tax
 Band: B

Service Charge:
 3524.20

Ground Rent:
 163.64

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO311845

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. 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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