



**Connells**

Cathedral Green Crawthorne Road  
Peterborough



### Property Description

This inviting upper-floor retirement apartment offers comfortable, well-planned living within a friendly and well-maintained development designed exclusively for those seeking a peaceful and convenient lifestyle.

Upon entering, a welcoming hall leads you into the bright open-plan lounge, diner, and kitchen area—an ideal space for relaxing, entertaining, or simply enjoying the pleasant outlook from the elevated position. The layout flows effortlessly, creating a warm and sociable environment.

The property features two bedrooms, including a generous main bedroom and a well-proportioned second bedroom that can easily function as a guest room, study, or hobbies space. A modern wet room is located off the hall for convenience.

Residents benefit from a range of excellent communal facilities, including beautifully maintained gardens, large shared lounge areas for social activities, and a dedicated laundry room. Regular communal events help foster a strong sense of community, while the thoughtfully designed shared spaces offer plenty of opportunities to meet neighbours or simply unwind.

Additional advantages include communal parking for residents and visitors, secure entry, and the reassurance of a development tailored to support comfortable, independent retirement living.

### Entrance Hall

Door to front and storage cupboard.

### Wet Room

Walk in double shower, glass screen, tiled walls, shaver point, hand rail, wet flooring, WC and wash hand basin.

### Kitchen/Lounge/Diner

Window to the rear, carpet, fireplace, radiator, coving. Kitchen - high and low level storage with worktops over, integrated oven and fridge/freezer, electric hob and cookerhood, wall mounted boiler and stainless steel sink/drainer with mixer tap.

### Bedroom One

Window to the rear, built in wardrobes, radiator, carpet and coving.

### Bedroom Two

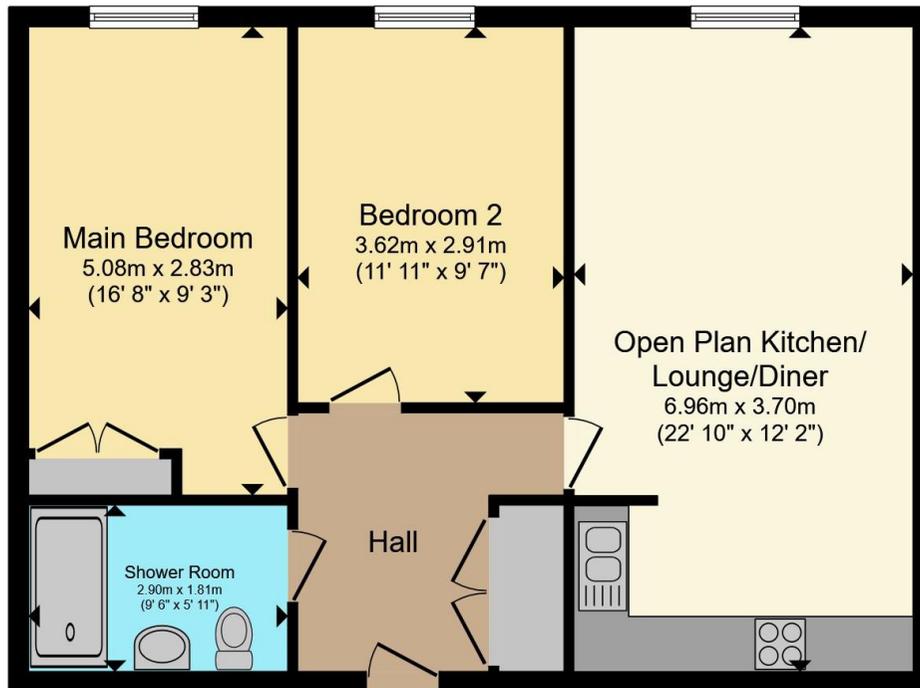
Window to rear, radiator, carpet and coving.

### Outside

### Communal Parking

### Communal Garden





**Floor Plan**

Total floor area 67.4 m<sup>2</sup> (725 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

**T 01733 314 775**  
**E peterborough@connells.co.uk**

14 Cowgate  
 PETERBOROUGH PE1 1NA

EPC Rating: C Council Tax Band: C

Service Charge: 792.35 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO312746](https://www.connells.co.uk/Property/PBO312746)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2000. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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