Kimbolton Court

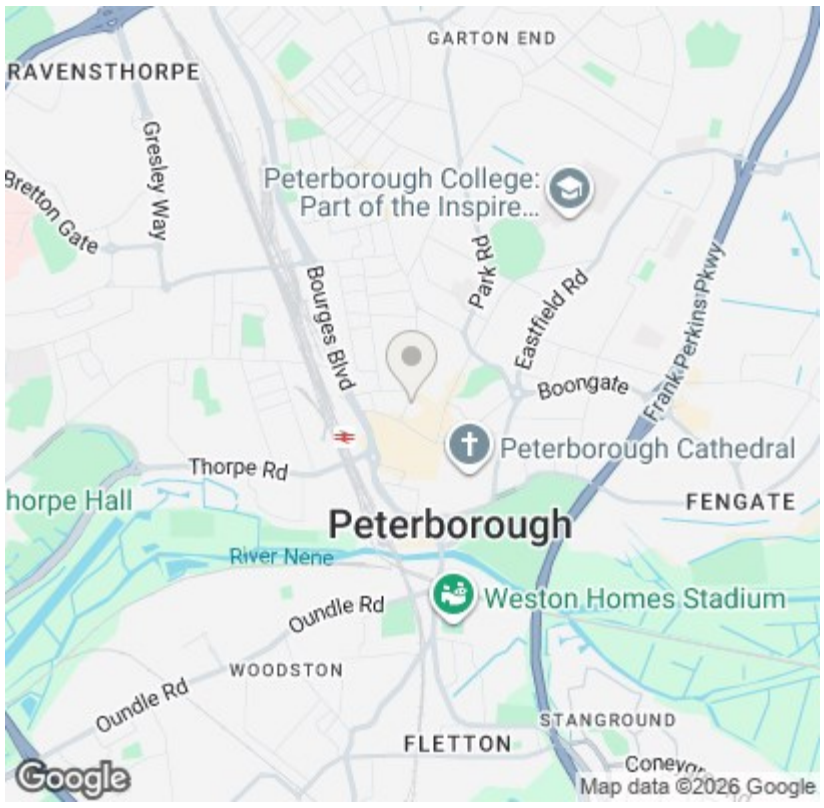
Peterborough, PE1 2NL

£110,000 - Leasehold , Tax Band - B

2 | | |

Floor Plan

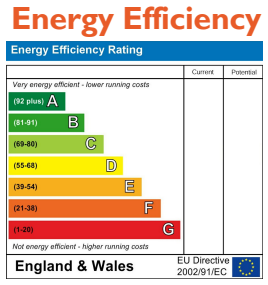
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Kimbolton Court
Peterborough, PE1 2NL

Situated on the popular over 55's development of Kimbolton Court, close to Central Peterborough, this well-presented bungalow offers modern, low maintenance living in a peaceful and convenient location. Benefiting from ample communal parking, attractive communal garden areas, and accommodation presented to a good modern standard throughout, the property is ideal for those seeking comfort and practicality. Offered for sale with no forward chain, this attractive home is ready for immediate occupation and early viewing is highly recommended.

Situated within the highly regarded over 55's development of Kimbolton Court, conveniently positioned close to Central Peterborough, this well presented bungalow offers comfortable, practical, and modern living in a peaceful residential setting. The property is approached via ample communal parking and is surrounded by attractive and well maintained communal garden areas, creating a welcoming environment for residents and visitors alike. Upon entering the bungalow, you are greeted by a spacious entrance hallway which provides access to the principal rooms and immediately sets the tone for the well planned accommodation on offer. To the right-hand side is a modern fitted kitchen, thoughtfully arranged to maximise both storage and workspace, making it ideal for day-to-day living. Moving through the property, the hallway opens into a generous lounge diner, a bright and inviting reception space perfectly suited for both relaxing and entertaining, with direct access to the outside adding to the sense of light and openness. Adjacent to the lounge is the master bedroom, a comfortable and well proportioned room offering a peaceful retreat, while a second bedroom provides excellent flexibility and could equally serve as a guest room, hobby room, or home office depending on individual requirements. The accommodation is further enhanced by a contemporary wet room, fitted and presented to a good modern standard in keeping with the rest of the home. Throughout, the bungalow has been well maintained and tastefully presented, allowing any prospective purchaser to move straight in with minimal work required. Offered for sale with no forward chain, this attractive home represents an excellent opportunity for those seeking secure, low maintenance living within a popular and convenient development dose to the heart of Peterborough.

Entrance Hall
3.66 x 0.91 (12'0" x 2'11")

Lounge Diner
4.86 x 3.17 (15'11" x 10'4")

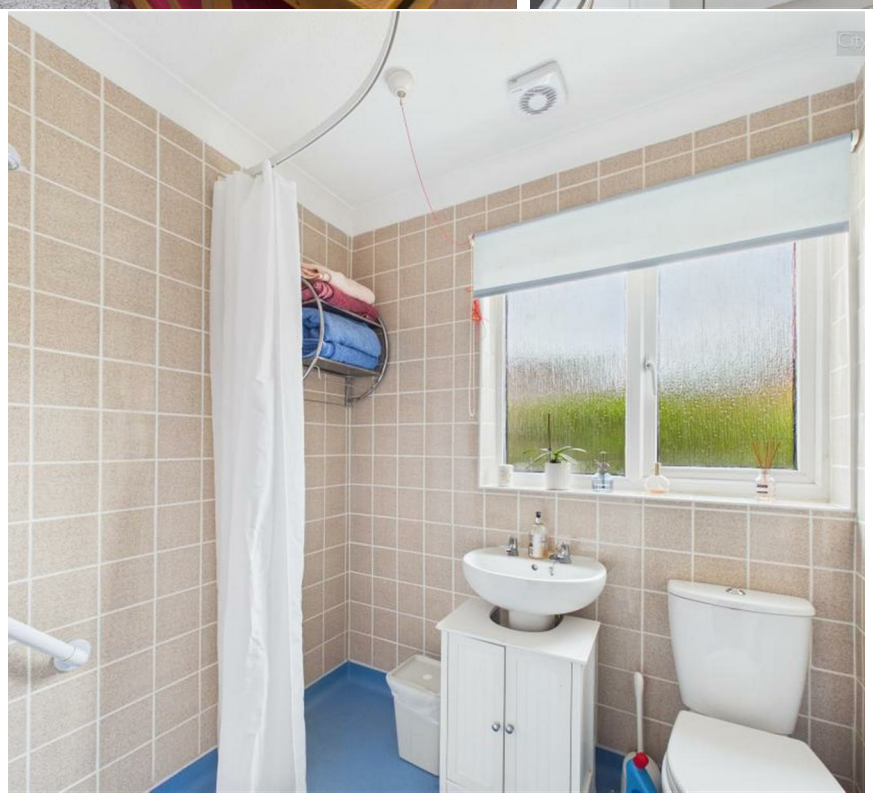
Kitchen
2.71 x 2.27 (8'10" x 7'5")

Master Bedroom
3.64 x 2.68 (11'11" x 8'9")

Wet Room
2.09 x 1.68 (6'10" x 5'6")

Bedroom Two
1.98 x 2.65 (6'5" x 8'8")

EPC - E
44/82



Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 84 years
Ground rent £0 per annum
Service charge £3875.96 per annum

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Ramped Access, Step Free Access, Wet Room
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: Yes
Sources of flooding: Burst Drain
Flood defences: Yes
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: Not Known
Holiday home rental: Not Known
Restrictive covenant: Yes
Business from property NOT allowed: Not Known
Property subletting: Not Known
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters, Night Storage Heaters
Internet connection: TBC
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.