

for sale

Guide price £70,000 - £75,000



Lincoln Gate Peterborough PE1 2RD

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A lovely one bedroom modern over 55's apartment located close to the city centre. Beautifully presented, with its own private garden, the property has updated by its current owner and should be viewed to be appreciated. Call our sales team for more details.



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Entrance

The front door leads into the main entrance. Textured ceiling and doors off onto walk in store room, bedroom, shower room and lounge/diner.

Lounge / Diner

17' 11" x 10' 5" (5.46m x 3.17m)

Wall mounted modern electric radiator, feature fireplace with wooden surround with electric wood burner effect heater (included in the sale), TV and telephone points, coving to textured ceiling, UPVC double glazed patio doors into the rear garden and an archway through into the kitchen.

Kitchen

8' 11" x 6' 7" (2.72m x 2.01m)

Fully refurbished over the last two years and comprises of matching wall and base level units, concealed lighting to the wall units, worktops and a single drainer sink with mixer tap and tiled splashbacks. Built in double oven, grill and four ring hob with splashback and built in extractor. Space for a full standing fridge freezer, textured ceiling and UPVC double glazed window to the rear.

Shower Room

Three piece shower room to include a shower cubicle with Mira shower fitted, a wash hand basin with taps over and tiled splashbacks and a WC with dual flush. Extractor and textured ceiling. Oversized bathroom cabinet which is included in the sale.



Bedroom

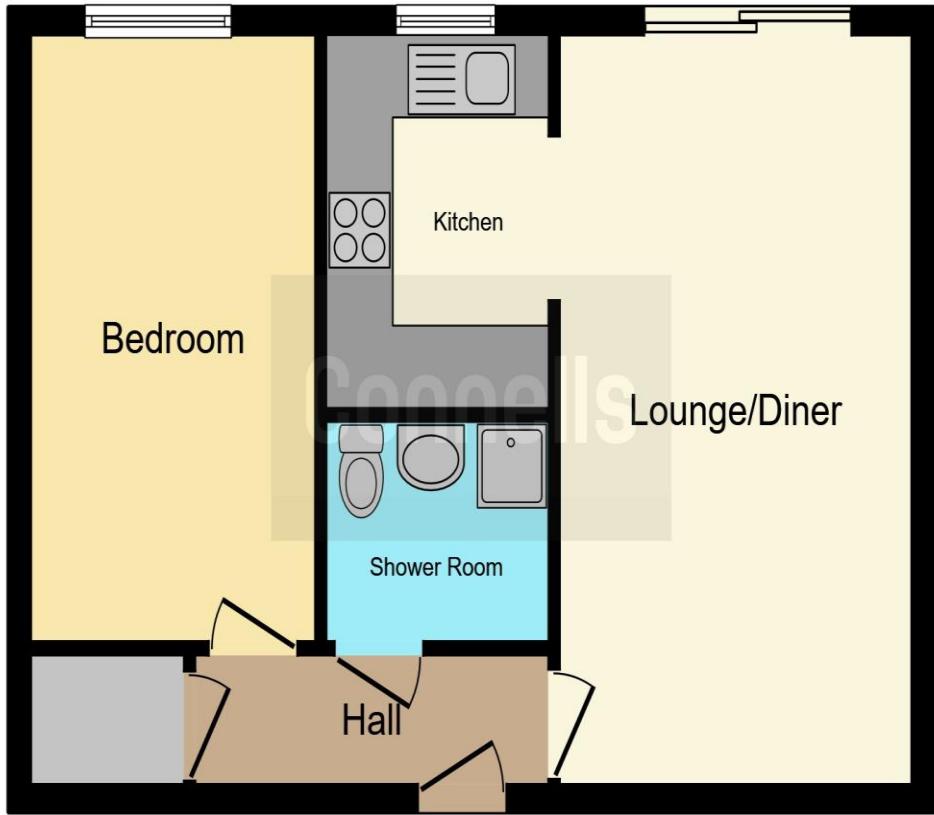
14' 8" x 8' 5" (4.47m x 2.57m)

Modern electric radiator, TV point, recently fitted corner unit wardrobe with sensor lights, hanging rails, shelving and inset drawers. Textured ceiling and UPVC double glazed window to the rear.

Garden

The lovely private rear garden has an extensive paved patio area and is laid to lawn with a feature stepping stone path. Mature and established planted side borders, plus a pebble stone ornamental area. Timber built shed, outside tap and light, external plug sockets. The garden is surrounded by a timber built fence with gated access leading out to a private access.





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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Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305578 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2730.58

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1986. 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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