



39 Central Court, Lincoln Road, Peterborough, PE1 2RQ

 **NEWTON FALLOWELL**

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Key Features

- Second-Floor Apartment
- TWO DOUBLE BEDROOMS
- Open-Plan Lounge Kitchen Diner
- EN-SUITE & FAMILY BATHROOM
- ALLOCATED PARKING
- Modern Condition Throughout
- Located in the City Centre
- EPC Rating TBC
- Leasehold

£160,000





This second-floor apartment LOCATED IN THE CITY CENTRE, within close walking distance to the train station and Queensgate shopping centre, offers TWO DOUBLE BEDROOMS, open-plan living space, an EN-SUITE and family bathroom, and an ALLOCATED PARKING SPACE within the gated courtyard. The accommodation comprises of an entrance hall which separates the open-plan living space hosting ample dining and seating space as well as a modern kitchen with built-in oven, hob and fridge freezer, the two double bedrooms, with the main benefitting from an en-suite with a three-piece white suite, and the family bathroom with a further contemporary three-piece white suite hosting a shower over the bath.



Outside of the property, adjacent to the front door, there is the use of a further storage cupboard, an allocated parking space situated behind gated access in the centre of the apartment complex, as well as communal bicycle storage.



Entrance Hall

Kitchen Lounge Diner 6.91m x 4.87m (22'8" x 16'0")

Bedroom One 3.98m x 3.94m (13'1" x 12'11")

En-Suite 2.18m x 2.25m (7'2" x 7'5")

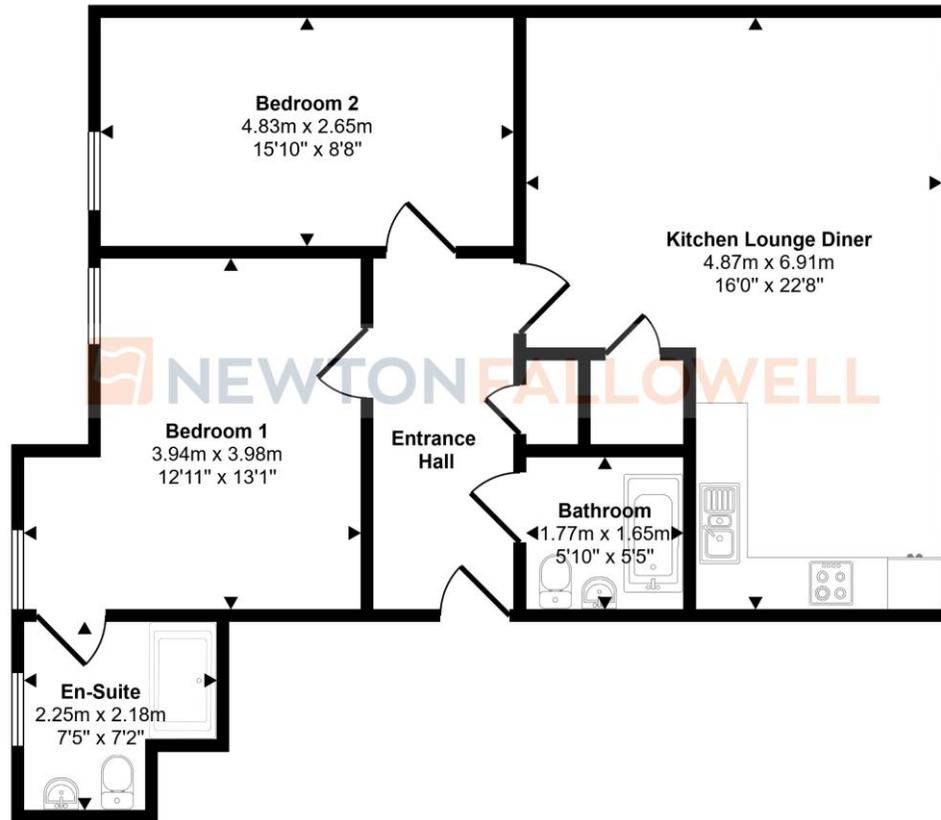
Bedroom Two 2.65m x 4.83m (8'8" x 15'10")

Bathroom 1.65m x 1.77m (5'5" x 5'10")

Lease Information

The lease commenced with an initial 250 year lease term, we have been advised by the owners there are approximately 239 years left remaining on the lease. We have been advised that there is an annual service charge payable of £1200, with a payable ground rent charge of £300 per annum.

Approx Gross Internal Area
73 sq m / 790 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

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

