



Connells

Central Court Lincoln Road
Peterborough



Property Description

Connells presents this superb two-bedroom apartment in the heart of central Peterborough. Boasting excellent transport links, generous living space, a stylish interior, private parking, and a short walk to the rail and bus station and town centre, this property is ideal for first-time buyers, downsizers, and investors.

£150,000 - £160,000 Guide Price

Internally, the property features a spacious open-plan kitchen, dining and living area. The modern kitchen is fitted with integrated fridge/freezer, cooker and dishwasher. With ample natural light, the versatile layout offers space for a range of furnishings and additional storage.

The property further benefits from two generous bedrooms. The principal bedroom offers space for a large bed and additional furniture, alongside an integrated wardrobe and chest of drawers. The second bedroom is ideal as a home office, guest room or additional living space.

The property also features an en suite and main bathroom, both well presented. The en suite comprises a WC, wash basin and shower, while the main bathroom includes a shower over the bath.

Externally, the property benefits from a private parking space and secure coded access to both the front and rear entrances.

Offering a high-specification interior and excellent convenience, this apartment is perfect for working professionals. Early viewing is highly recommended.

Kitchen/Lounge

22' 9" x 16' 5" (6.93m x 5.00m)
An open plan Kitchen/Diner with additional Lounge & Living area, This room features an open design meaning it can be arranged to suit any buyers requirements.

Master Bedroom

13' 6" x 13' 3" (4.11m x 4.04m)
A spacious Master Bedroom filled with natural light, This room can accommodate a large bed, wardrobes and additional furniture to suit any buyers requirements,

Ensuite Bathroom

13' 1" x 3' 2" (3.99m x 0.97m)
A well presented ensuite bathroom complete with full standing shower, toilet and sink.

Bedroom 2

16' 2" x 8' 9" (4.93m x 2.67m)
A Second Bedroom that's both light and bright, This space is perfect as either a home office, additional bedroom or added living area,

Main Bathroom

9' 6" x 8' 2" (2.90m x 2.49m)
A Main Bathroom that is high-spec in design. Featuring a shower over bath combo, toilet and sink.

Agent Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 76.0 m² (818 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

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To view this property please contact Connells on

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14 Cowgate
PETERBOROUGH PE1 1NA

EPC Rating: B Council Tax
Band: B

Service Charge:
1500.00

Ground Rent:
300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO313079

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2014. 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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