



33 West Street, Kings Cliffe
£795 pcm

 **NEWTON FALLOWELL**

33 West Street

Kings Cliffe, Peterborough

Lovely two bedroom maisonette apartment situated in the heart of the popular village of Kings Cliffe. This recently refurbished maisonette benefits from two double bedrooms, light and airy living room, modern kitchen and two piece bathroom with separate w/c.

On entering the property you have your own entrance on the ground floor with a flight of stairs leading to the first floor landing. The landing connects the living room, both bedrooms, bathroom and W/C. The light and airy living room has an abundance of space and lovely views. An opening from the living room leads to the kitchen with a wealth of units and integrated oven & hob. Both bedrooms are well balanced doubles and have ample space. Completing this charming apartment is the two piece bathroom and separate w/c.

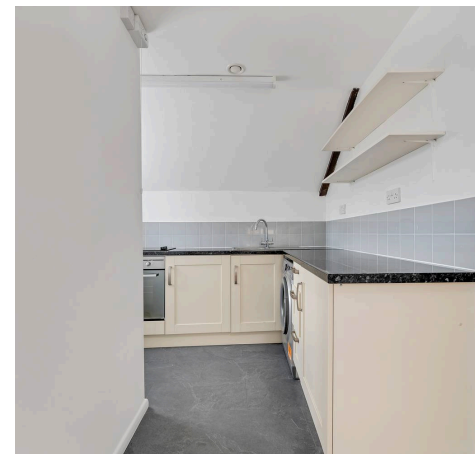
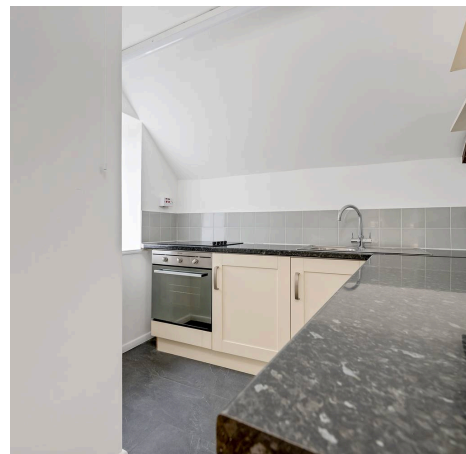
Outside you can access the apartment down the side of Kings Cliffe surgery and there is off road parking for one vehicle behind the property and in front of the garage.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





Entrance hall

3' 3" x 2' 9" (0.98m x 0.85m)

Landing

17' 1" x 8' 11" (5.21m x 2.71m)

Living Room

16' 0" x 8' 6" (4.88m x 2.59m)

Kitchen

8' 1" x 7' 3" (2.46m x 2.20m)

Bathroom

8' 2" x 5' 2" (2.50m x 1.58m)

Wc

4' 8" x 3' 0" (1.43m x 0.91m)

Bedroom 1

15' 10" x 9' 5" (4.82m x 2.87m)

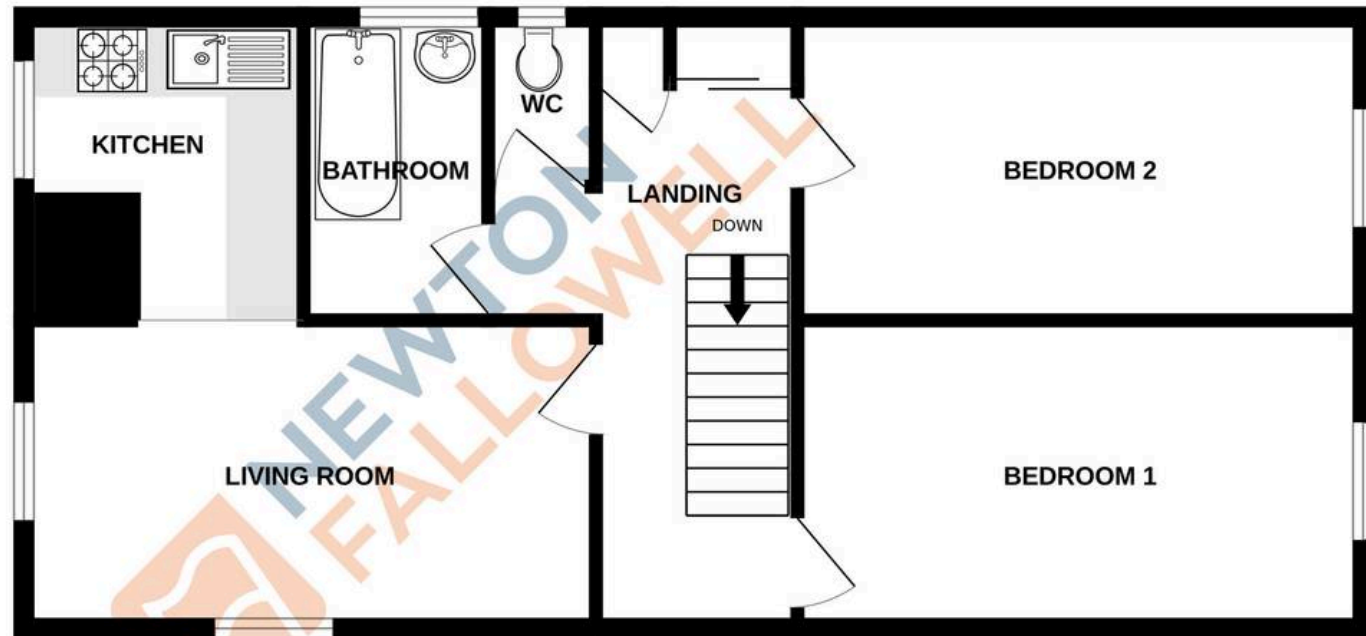
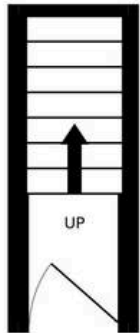
Bedroom 2

15' 10" x 8' 7" (4.82m x 2.61m)



GROUND FLOOR
27 sq.ft. (2.5 sq.m.) approx.

1ST FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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