



39 Central Court, Lincoln Road, Peterborough  
£160,000

 **NEWTON FALLOWELL**

## 39 Central Court

Lincoln Road, Peterborough

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 benefiting 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.

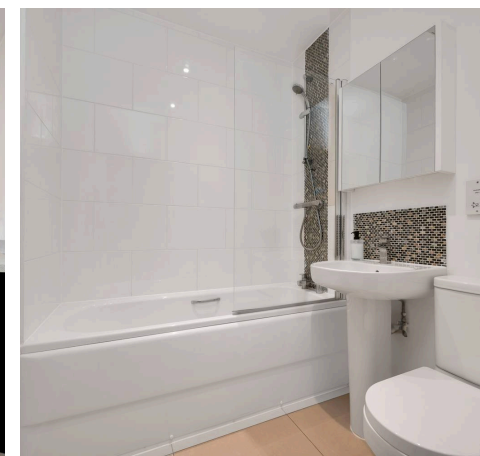
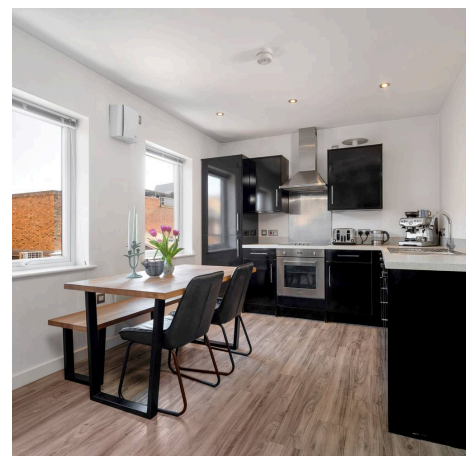
Outside of the property, adjacent to the front door, there is the use of a further storage cupboard, an allocated parking space situated behind gated access in the centre of the apartment complex, as well as communal bicycle storage.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC





#### Entrance Hall

Living Dining Kitchen 22' 8" x 16' 0" (6.91m x 4.87m)

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

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

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

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

#### 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.

#### Disclaimer

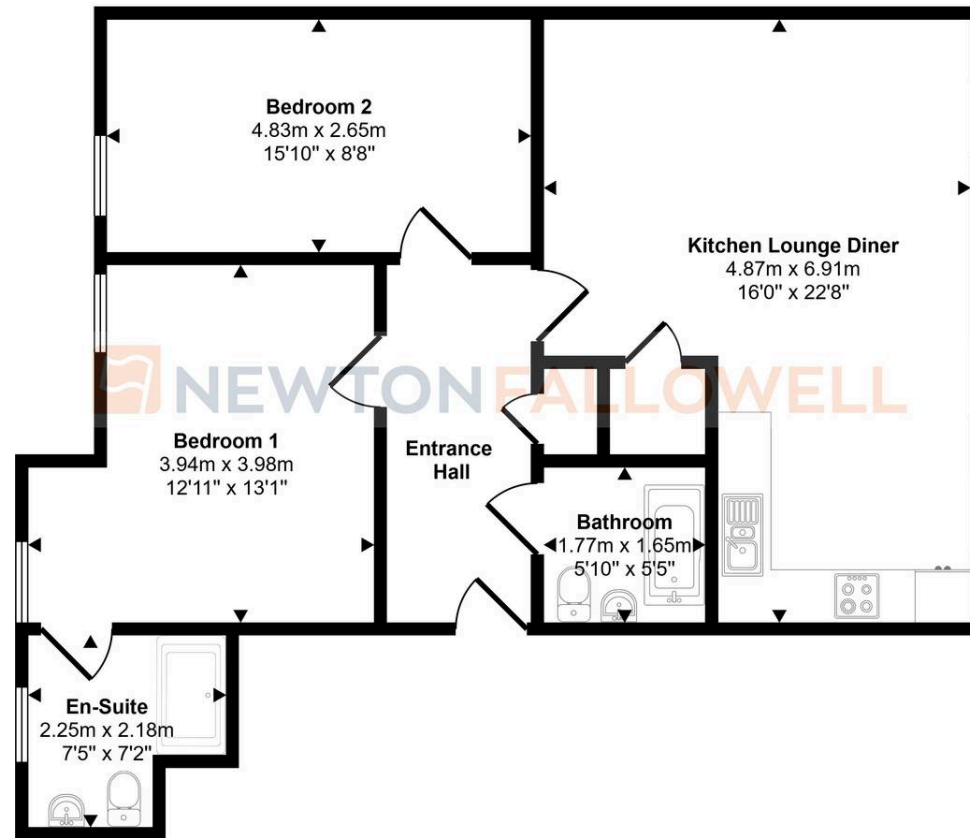
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. The measurements listed are approximate and should not be taken as precise. We have not carried out any tests on the property's utilities, systems, or appliances. Prospective purchasers are strongly advised to arrange their own surveys or inspections before making an offer.

#### Note to Buyers

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance - we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.



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 may not look like the real items. Made with Made Snappy 360.

## Newton Fallowell - Peterborough

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