



**Connells**

Homenene House  
Orton Goldhay Peterborough



### Property Description

SOLD AS SEEN - NO ONWARD CHAIN

This well-presented one-bedroom retirement property is situated in the popular area of Orton Goldhay, offering comfortable and secure living for those aged 60 and over. The accommodation comprises an entrance hall with useful storage, a fitted kitchen, a spacious lounge/diner, a shower room, and a bedroom complete with a built-in wardrobe.

Residents benefit from excellent communal facilities, including a lift, lounge, dining room, laundry, guest accommodation, and beautifully maintained gardens. The entire site is wheelchair accessible, ensuring ease of movement for all.

The location is ideal, with essential amenities close by: bus stop (25 yards), shop (100 yards), post office (100 yards), GP surgery (50 yards), and social centre (75 yards). The town centre is just 5 miles away, and regular social activities are organised for residents, fostering a friendly and welcoming community.

### Entrance Hall

Door to front, storage cupboard.

### Lounge/Diner

14' 10" x 10' 7" ( 4.52m x 3.23m )  
Window to rear and electric radiator.

### Kitchen

7' 3" x 5' 4" ( 2.21m x 1.63m )  
High and low level storage with worktops over, space for cooker, stainless steel sink/drainer with worktops over, tiled splashbacks.

### Bedroom One

11' 7" x 8' 9" ( 3.53m x 2.67m )  
Window to rear, electric heater and wardrobe.

### Shower Room

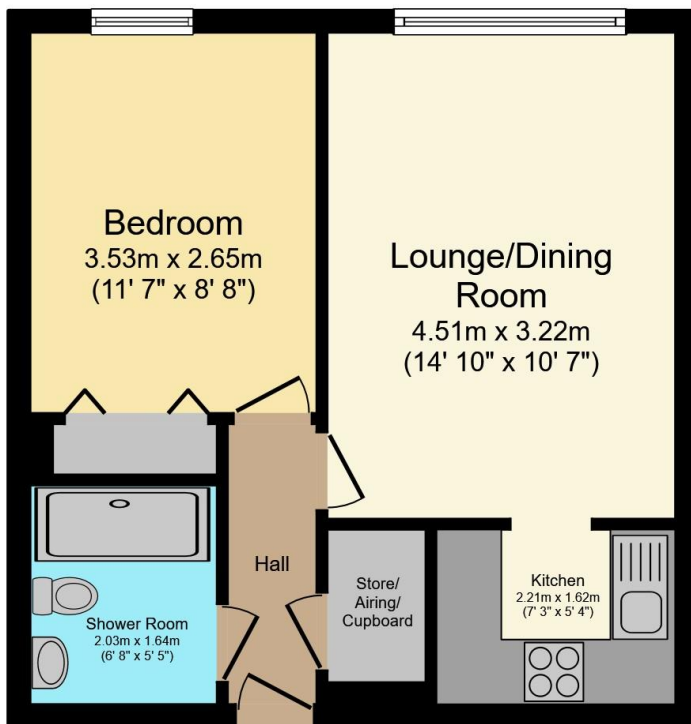
Vanity style wash hand basin and WC, shower cubicle with glass screen, tiled walls and floors.

### Outside

### Communal Garden

### Communal Areas





Total floor area 37.2 m<sup>2</sup> (400 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](http://www.propertybox.io)



To view this property please contact Connells on

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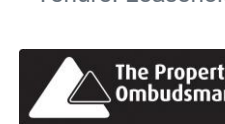
EPC Rating: C Council Tax Band: A

Service Charge: Ask Agent Ground Rent: 439.87

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO312578](http://connells.co.uk/Property/PBO312578)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1984. 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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