



Lincoln Road, Peterborough  
**£42,000 Leasehold**

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 01 Apr 1986

£166.80 Ground Rent pcy

Review due: Ask Agent

£1262.71 Service Charge pcy

Review due: 01/2025

- Over 55's Ground Floor Apartment
- Own Private Garden
- Walking Distance of City Centre
- One Bedroom
- Communal Lounge

## Entrance Hall

Front door leading from the communal hallways leading to private entrance hall, electric storage heater, door to large walk-in storage cupboard housing the hot water tank.

Lounge 15'6" by 10'3"



Double glazed patio doors overlooking and leading onto the private garden to the front, electric storage heater, TV point, and door leading through to kitchen.

Kitchen 6'6" by 6'5"

Single drainer sink unit with base cupboard under, UPVC double glazed window to rear, range of fitted drawer and base units with worktops over, electric cooker point, and wall mounted heater.

Bedroom 1 12'3" by 8'6"

UPVC double glazed window to rear and electric storage heater.

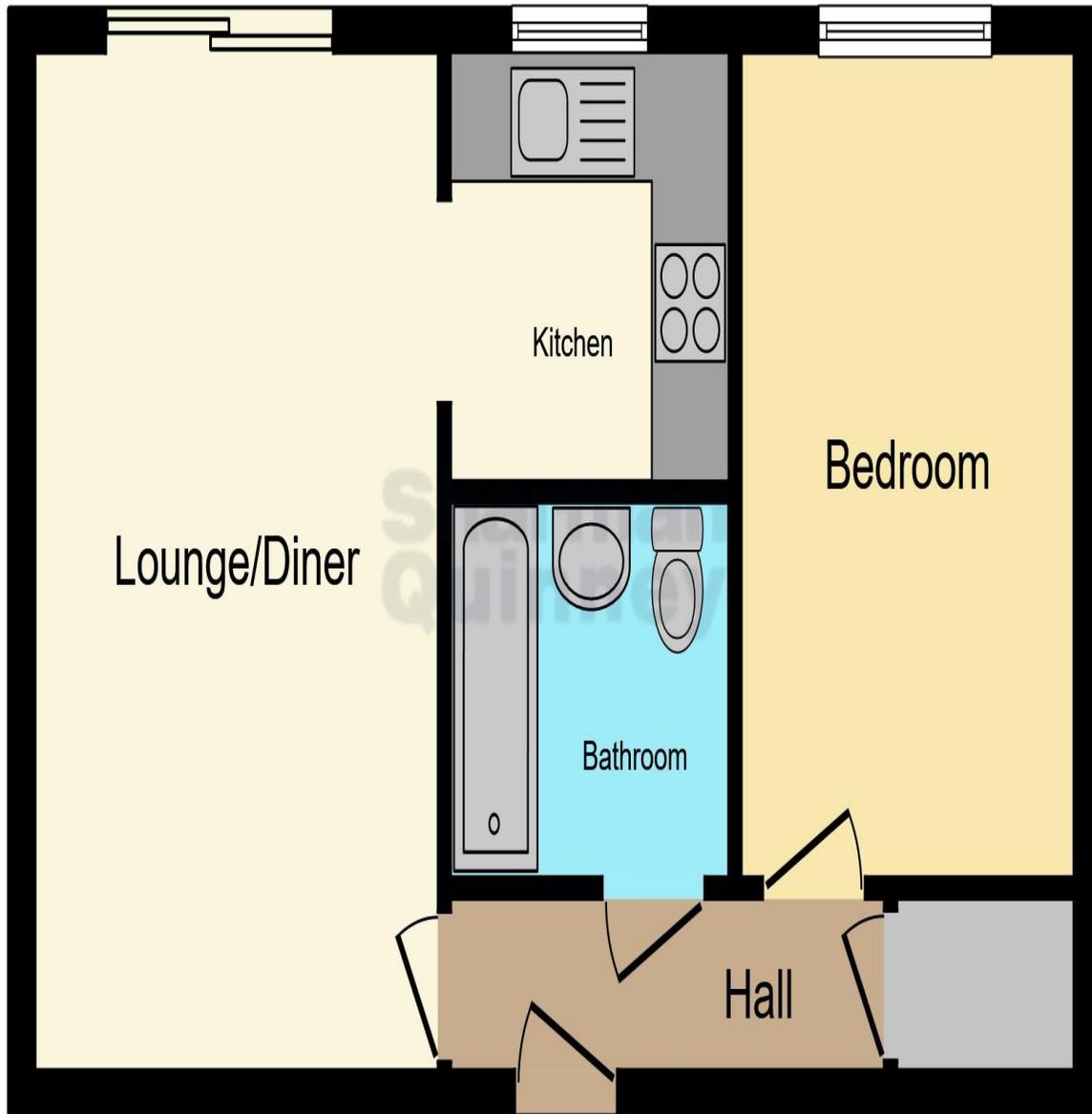
Bathroom

Three piece suite comprising of panelled bath, wash hand basin, and low-level WC and wall mounted heater.

Outside

This ground floor apartment benefits from its own private lawned garden to front with pedestrian access in turn lead into parking area.





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.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01733 897896**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 897896

 70 Albert Place, PETERBOROUGH,  
Cambridgeshire, PE1 1DD

 peterborough@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :PTB206689 - 0013