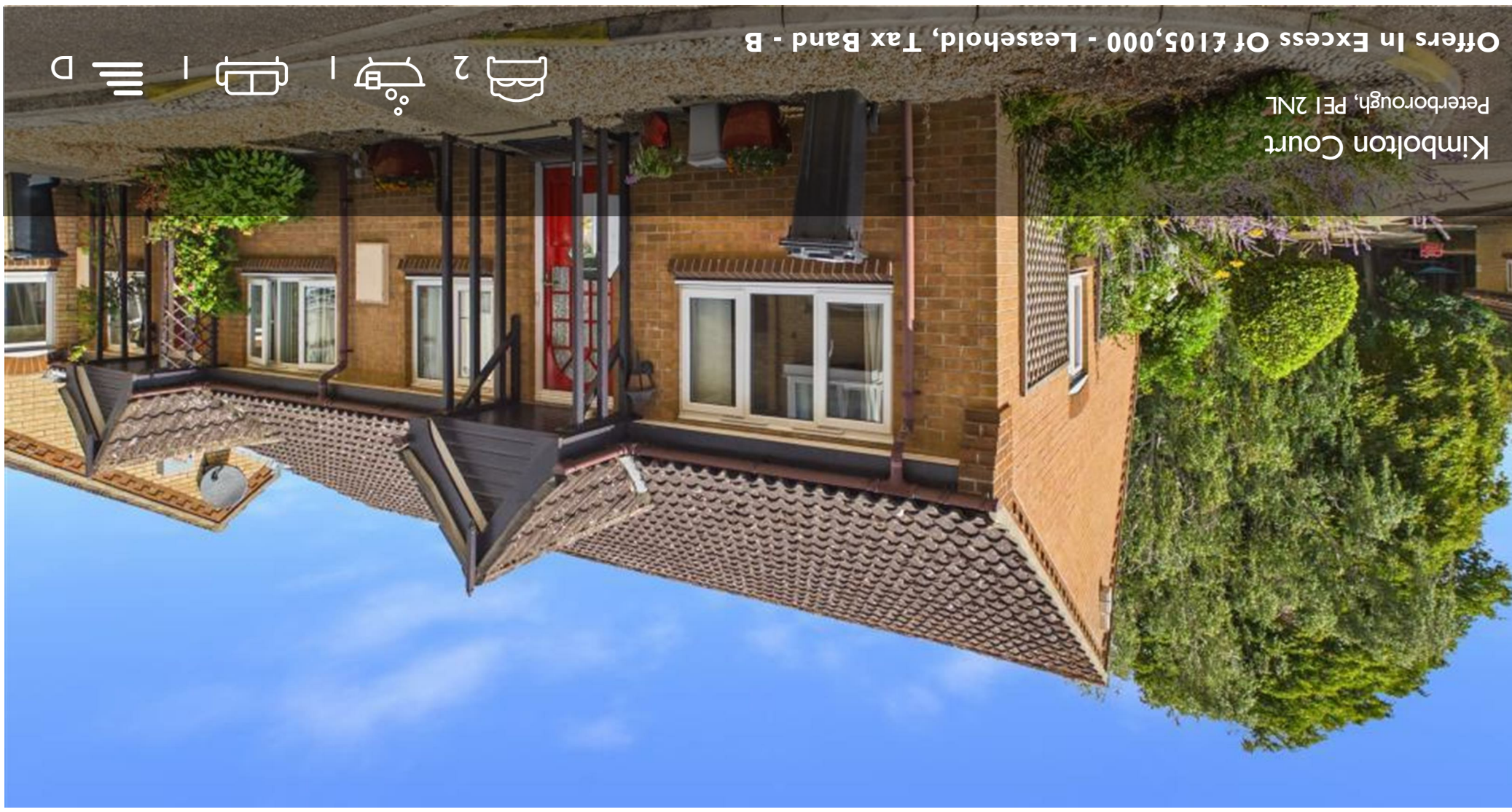
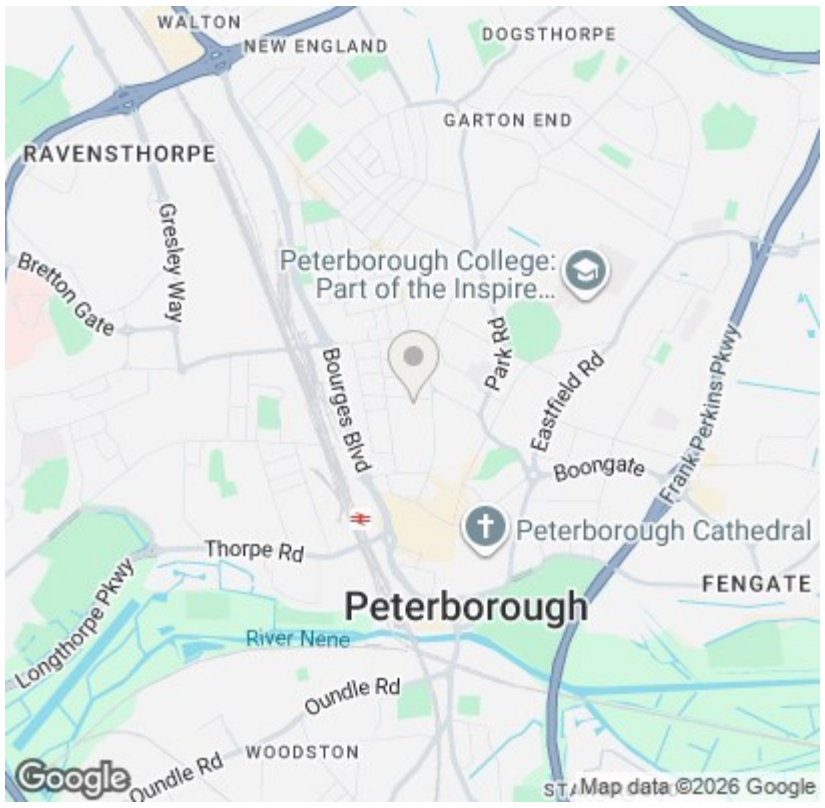


Floor Plan



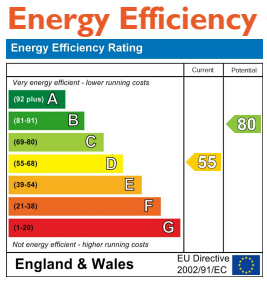
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Kimbolton Court

Peterborough, PE1 2NL

Situated within the popular Kimbolton Court development, this well-positioned two-bedroom over 55's bungalow offers comfortable, low-maintenance accommodation together with the reassurance of assisted living and a welcoming community environment. The property benefits from communal parking, a communal residents' area and shared gardens to the rear, whilst being conveniently located in central Peterborough with a range of local amenities and bus services nearby.

The accommodation flows naturally from the entrance hall into the spacious lounge/diner, providing a comfortable reception space with room for both seating and dining furniture. The kitchen is positioned just off the hallway and offers a practical layout, while two bedrooms are located to the left-hand side of the property, with the master bedroom being the larger of the two. A wet room provides convenient and accessible bathroom facilities, and a useful storage cupboard is also located within the central hallway. Externally, residents have access to communal parking and a shared garden area to the rear, providing an attractive outdoor space to enjoy, while the development's communal facilities offer opportunities for residents to socialise and enjoy the benefits of a supportive retirement setting.

Entrance Hall
0.91 x 3.65 (2'11" x 11'11")

Lounge Diner
3.21 x 4.86 (10'6" x 15'11")

Storage Cupboard
1.75 x 0.87 (5'8" x 2'10")

Kitchen
2.24 x 2.71 (7'4" x 8'10")

Master Bedroom
2.67 x 3.65 (8'9" x 11'11")

Wet Room
1.71 x 2.10 (5'7" x 6'10")

Bedroom Two
2.67 x 1.97 (8'9" x 6'5")

EPC - D
55/80

Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 87 years
Ground rent £163.64 per annum
Service charge £3875.96 per annum

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Level Access, Ramped Access, Step Free Access, Wet Room, Wheelchair Accessible
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: Yes
Sources of flooding: Burst Main
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): Yes
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: Yes
Business from property NOT allowed: Yes
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters
Internet connection: TBC
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.











