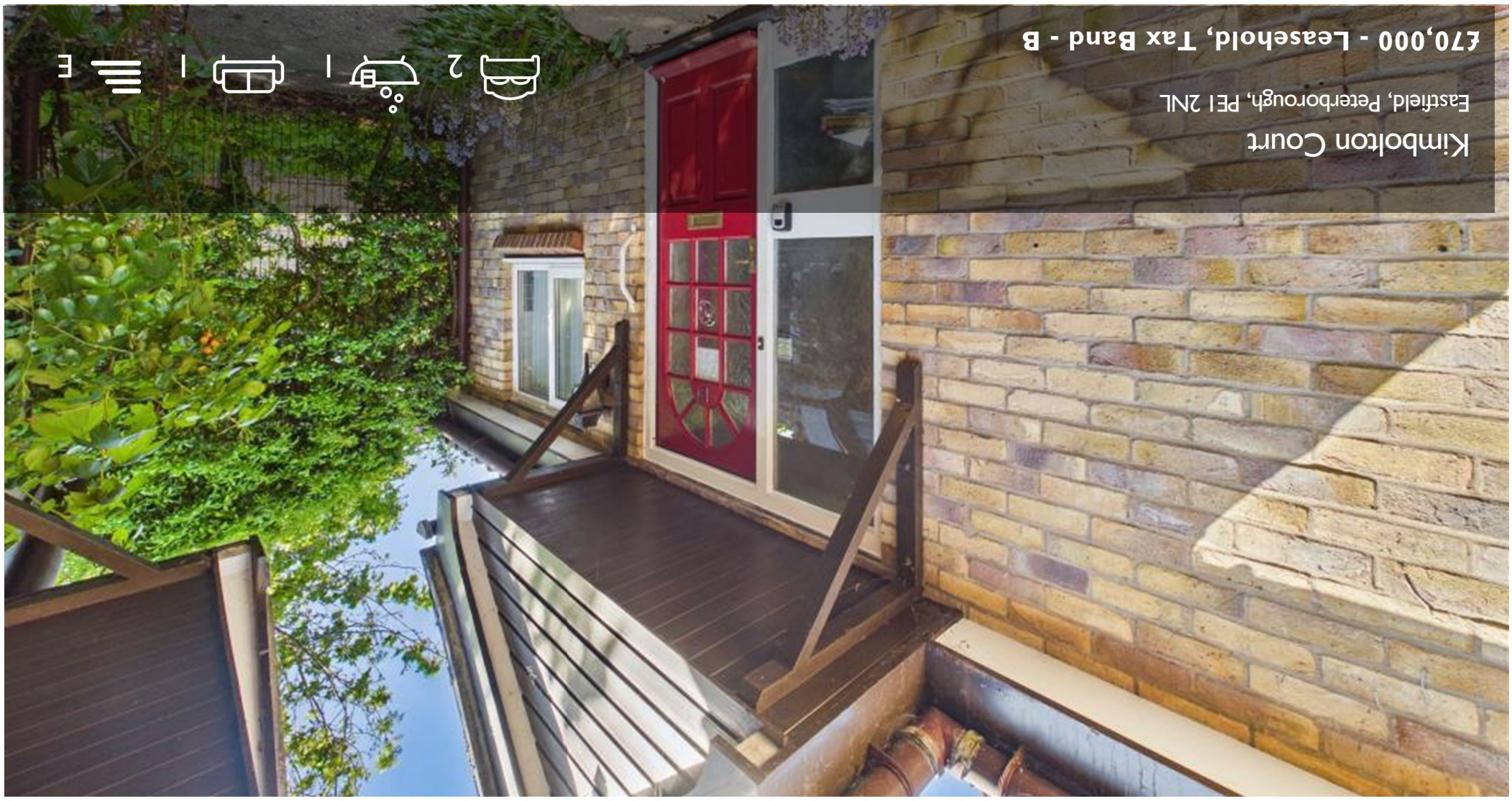


Kimbolton Court

Eastfield, Peterborough, PE1 2NL

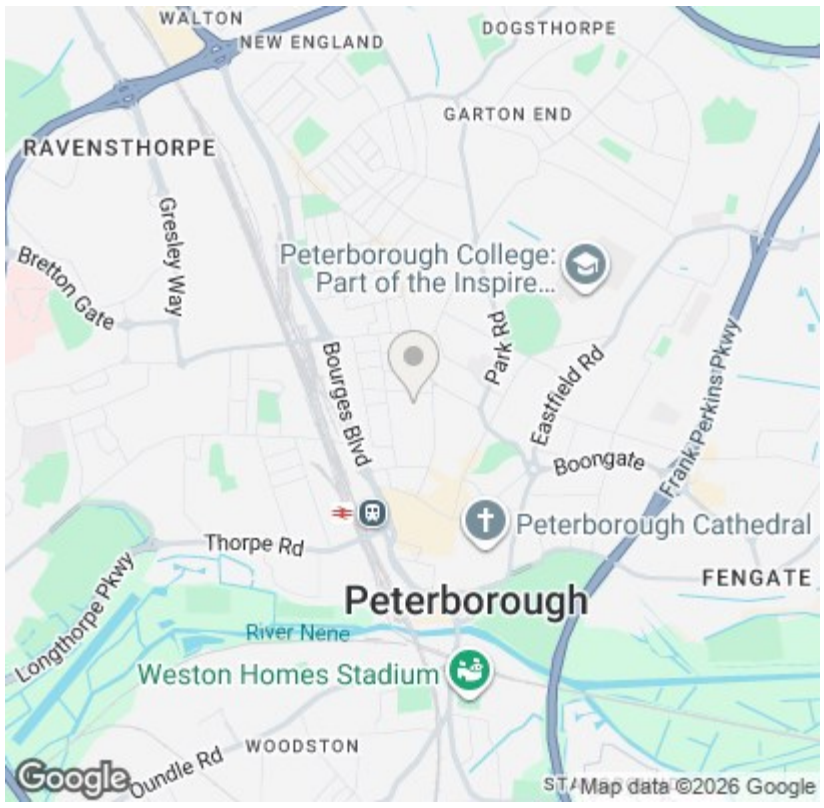
£70,000 - Leasehold, Tax Band - B

2 | | E

Floor Plan



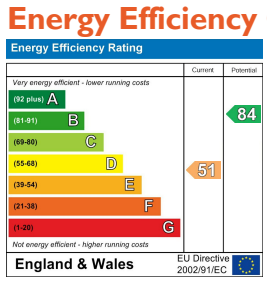
Area Map



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

Eastfield, Peterborough, PE1 2NL

Well presented and thoughtfully updated, this two bedroom over 55's bungalow is located within the popular Kimbolton Court assisted living development and offers comfortable, low maintenance accommodation in a peaceful setting. Benefiting from a refitted kitchen and modern shower room, a WC to the principal bedroom, communal parking, shared rear gardens, and access to a range of communal facilities for residents, this property is an ideal choice for those looking to downsize while retaining independence and peace of mind.

Situated within the highly regarded Kimbolton Court development for the over 55's, this well maintained two bedroom bungalow offers a wonderful opportunity to enjoy independent living with the added benefit of assisted living support and a welcoming community environment. The accommodation comprises an entrance hall, a spacious living room with ample space for both seating and dining furniture, and a refitted kitchen featuring a modern range of units and work surfaces. There are two bedrooms, with the principal bedroom benefiting from its own WC, providing additional convenience. A contemporary refitted shower room completes the internal accommodation. Outside, residents enjoy communal parking, attractive shared gardens to the rear, and access to a variety of communal areas designed to encourage socialising and relaxation. Offered in good order throughout, this charming bungalow is perfectly suited to those looking to downsize into a secure and well supported development.

Entrance Hall
0.90 x 4.77 (2'11" x 15'7")

Living Room
3.44 x 3.81 (11'3" x 12'5")

Kitchen
2.05 x 3.03 (6'8" x 9'11")

Master Bedroom
3.81 x 3.79 (12'5" x 12'5")

Shower Room
2.04 x 1.66 (6'8" x 5'5")

Bedroom Two
2.06 x 2.79 (6'9" x 9'1")

EPC - E
51/84

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 TBC
Service charge £3679.47 per annum

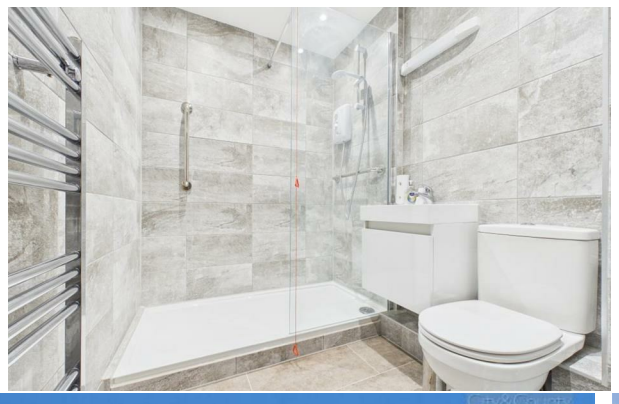




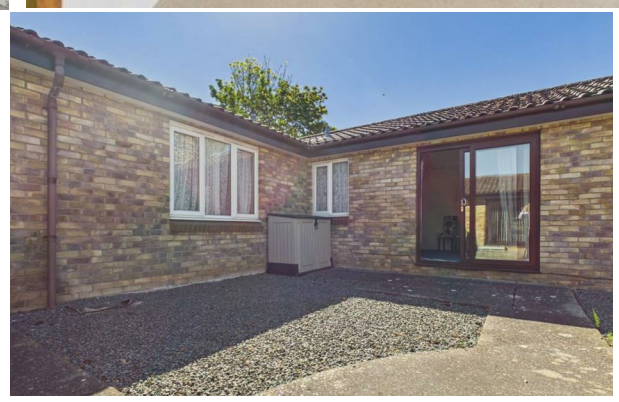














IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living, Level Access, Level Access Shower
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
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): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
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 1000Mbps
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL