

Connells

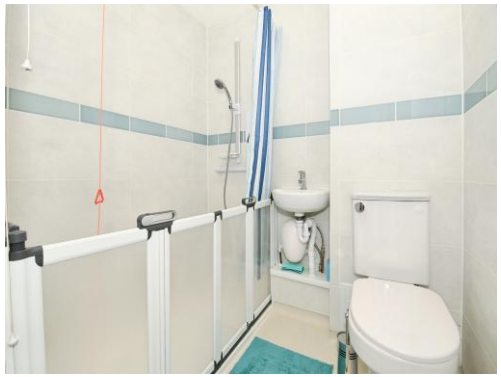
Lincoln Gate
Peterborough

# Lincoln Gate
# Peterborough PE1 2RD

for sale guide price
**£47,500**







## Property Description

SOLD WITH TENANTS IN SITU - Located within a well-maintained retirement development, this one-bedroom first-floor apartment offers comfortable, low-maintenance living with the benefit of excellent on site communal facilities. Designed specifically for those seeking independent living with added convenience and support, the property provides a welcoming and practical space throughout.

Upon entering the apartment, a central hall leads to all principal rooms. The spacious lounge/dining room enjoys a pleasant outlook and offers ample room for both seating and dining furniture, creating a warm and sociable environment. The separate kitchen is positioned just off the living area and provides a functional layout with good storage solutions.

The double bedroom is well proportioned and offers a peaceful retreat, while the shower room is conveniently located off the hallway for ease of access. The property's layout has been thoughtfully designed for comfortable everyday living.

Residents also benefit from a fantastic selection of communal amenities, including a shared lounge, well-equipped laundry room, beautifully maintained communal gardens, and residents' parking. These features help create a supportive community atmosphere while maintaining independence.

## Entrance Hall

Carpet and storage cupboard.

## Lounge

Window to rear, carpet and electric heater.

## Kitchen

Window to rear, high and low level storage with worktops over, electric oven with induction hob, integrated fridge/freezer, stainless steel sink/drainer with mixer tap, tiled splashbacks and laminate flooring.

## Bedroom One

Window to rear, carpet and electric heater.

## Wet Room

Wet room flooring, tiled walls, shower, WC, wash hand basin and hand rails.

## Outside

## Communal Gardens

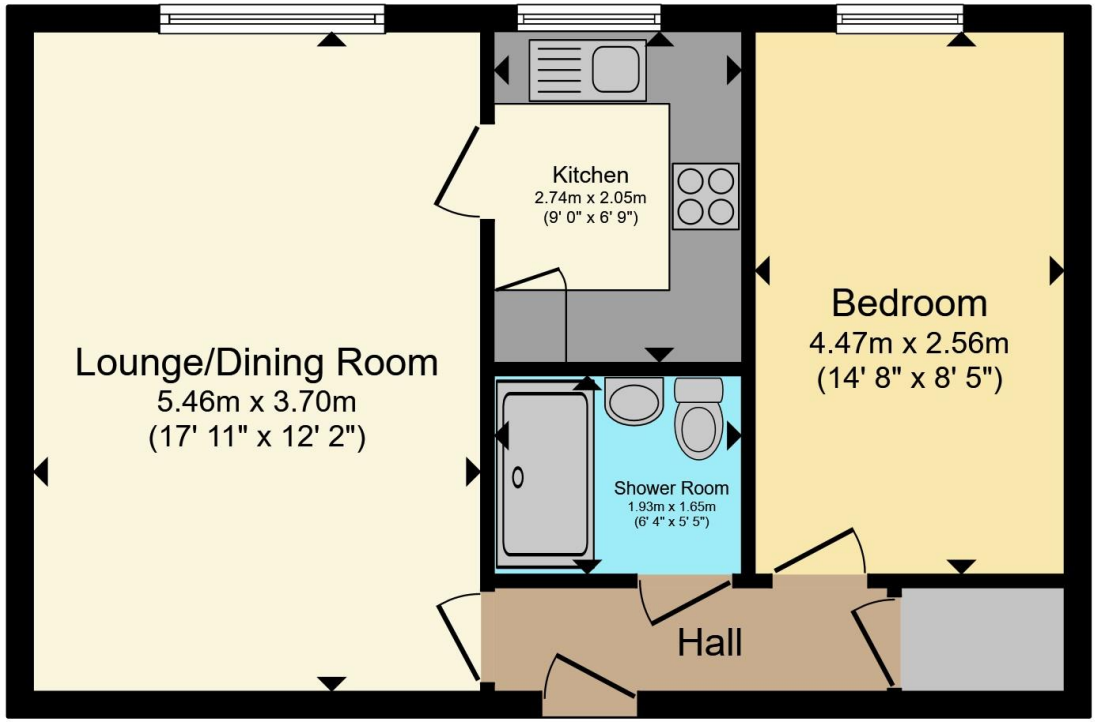
## Allocated Parking

## Agent Notes

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'










Total floor area 46.5 m² (500 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

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To view this property please contact Connells on

**T 01733 314 775**
**E peterborough@connells.co.uk**

14 Cowgate
PETERBOROUGH PE1 1NA

EPC Rating: B

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online connells.co.uk/Property/PBO312810**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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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