



16 Kimbolton Court, Peterborough PE1 2NL

£108,000



\*\*\*IMMACULATE & COMPLETELY RENOVATED OVER 55'S BUNGALOW\*\*\* "The bungalow has recently been renovated throughout to a high standard and in addition an air source heat pump system has been installed that can either heat or cool the property in a low cost efficient manner. With two bedrooms, a modern kitchen, updated shower room and a lounge/diner, this bungalow really is worth viewing. EPC Energy Rating - D/Council Tax Band - B".

## ENTRANCE HALL

## KITCHEN

9' 11" x 6' 7" (3.02m x 2.01m) (approx) Refitted with a range of (Howden) base and eye level units with work surfaces over, sink unit with mixer tap over, induction hob, extractor fan over integrated oven, splash back, partly tiled walls, under lighting, integrated washing machine and LVT flooring. UPVC double glazed window to front aspect.

## LOUNGE

16' 9" x 12' 5" (5.11m x 3.78m) (approx) Coving to ceiling, air source heat pump, UPVC sliding door to rear aspect and UPVC double glazed window to front aspect.

## BEDROOM 1

12' 6" x 12' 6" (3.81m x 3.81m) (approx) UPVC double glazed window to side aspect, coving to ceiling, air source heat pump and built in wardrobe.

## BEDROOM 2

9' 3" x 6' 10" (2.82m x 2.08m) (approx) UPVC double glazed window to rear aspect and coving to ceiling

## SHOWER ROOM

Refitted with a three piece suite comprising low level W/C in unit, vanity unit with mixer tap over and cupboard, walk in shower with electric shower, electric heated towel rail.

## OUTSIDE

There is a patio area and communal area.

## AGENT NOTES

The lease length 125 years from 1st April 1988 so therefore there is 89 years remaining. The service charge is £3,524.27 per year, which runs April 2024 - March 2025. The ground rent is £154 per year. (approx)

## AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

