

42 Lincoln Gate, Lincoln Road, Peterborough, PE1 2RD



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

Capitol Lettors

Capitol Lettors Sales & Letting Agents

PO Box 1476, Peterborough, Cambs, PE2 2WX

Tel: 01733 553366

Email: Enquiries@capitollettors.com • www.capitollettors.com

VAT No. 922 2845 32 • Company Registration No. 6218276



42 Lincoln Gate, Lincoln Road, Peterborough, PE1 2RD

£45,000 Leasehold

Over 55's ONLY, first floor Independent Living Facility, one bedroom leasehold apartment. Offering electric heating, double glazing, security entry system, communal entrance lobby/hall, entrance hall, lounge, kitchen, bathroom with shower over, communal gardens and lounge, laundry room, kitchen, WC, bike store (no electric scooters allowed). One Parking space.

Walking distance to Peterborough City Centre and access to all good road networks

Many local shops, schools etc nearby

Lease 87 years approx

Service Charge £1262.71 every 6 months - approx

Ground Rent £166.80 every 6 months - approx

The above will need to be confirmed/checked via Solicitors



www.capitollettors.com

Zoopa.co.uk
Smarter property search

42 Lincoln Gate, Lincoln Road, Peterborough, PE1 2RD

Communal Entrance Lobby

Doors to car park, lift, access to communal lounge, laundry room, kitchen, WC, bike store (no electric scooters)

Entrance Hall

4.72m x 0.90m (15' 6" x 2' 11")
Approx
Security entry system, airing cupboard with hot water cylinder and timer, emergency pull cord

Bedroom

2.60m x 3.75m (8' 6" x 12' 4")
Approx
Glazed window to rear, electric heating, emergency pull cord

Lounge

4.71m x 3.18m (15' 5" x 10' 5")
Approx
Glazed window to rear, electric heater, emergency pull cord

Bathroom

2.02m x 1.62m (6' 8" x 5' 4") Approx
Extractor fan, low level WC, pedestal wash hand basin, paneled bath with shower over, emergency pull cord, electric wall heater

Kitchen

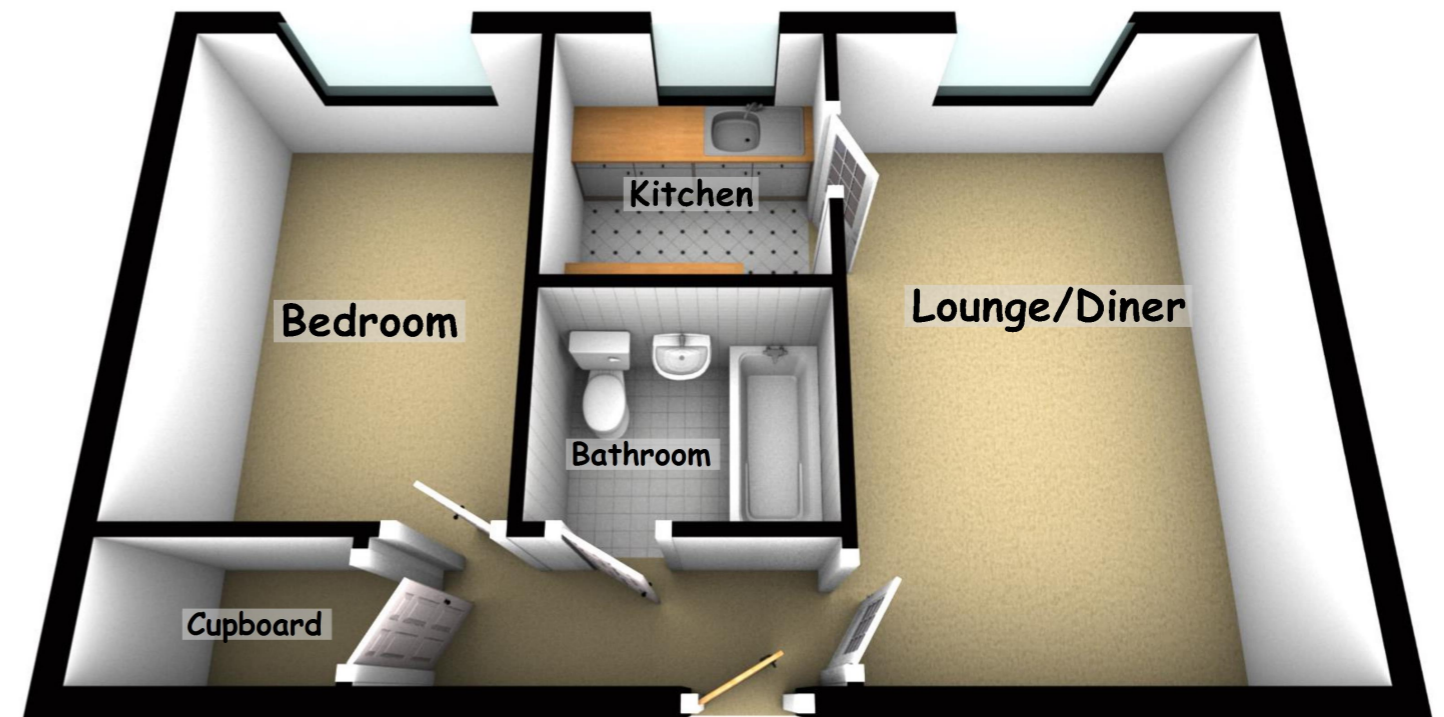
1.99m x 2.02m (6' 6" x 6' 8") Approx
Glazed window to rear, electric cooker point, single drainer sink, eye and base level kitchen units with worktops above

Outside

Communal parking and gardens

42 Lincoln Gate, Lincoln Road, Peterborough, PE1 2RD

Ground Floor



This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.
Plan produced using PlanUp.

Lincoln Gate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	86	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

