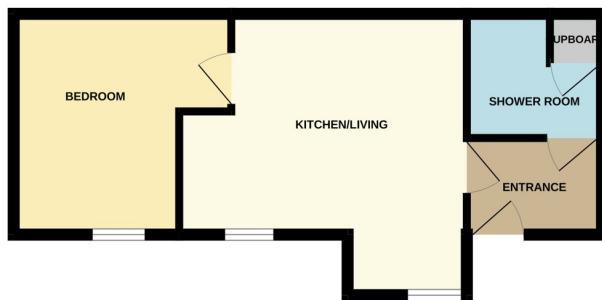




29 Central Court, Lincoln Road, Peterborough PE1 2RQ

£95,000



ENTRANCE

6' 9" x 4' 9" (2.06m x 1.45m) (approx) Door to front.

KITCHEN / LIVING ROOM

11' 6" (min) (3.51m) 15' 1" (max) x 12' 0" (min) (4.60m x 3.66m) 13' 7" (max) (4.14m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated hob and oven and integrated undercounter fridge. Two windows to front.

BEDROOM

8' 8" (min) (2.64m) 10' 6" (max) x 11' 6" (3.20m x 3.51m) (approx) Window to rear.

SHOWER ROOM

6' 0" x 6' 4" (1.83m x 1.93m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Cupboard with hot water tank and space for washing washing machine. Heated towel rail.

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.

LEASE DETAILS

The lease length is 250 years from and including 1st January 2014 therefore leaving 239 years remaining. The yearly service charge from 1/1/2025- 31/12/2025 per year is £1219.97. The yearly insurance charge from 1/1/2025-31/12/2025 per year is £236.03. The ground rent is £300 per year.

