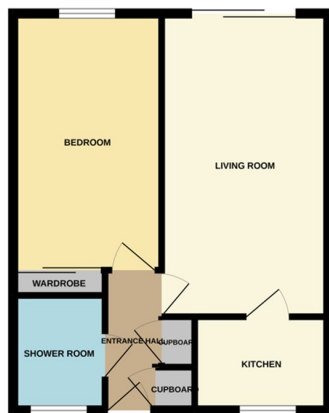




87a Cobden Avenue, Kimbolton Court, Peterborough PE1 2NX

£70,000



*** OVER 55's ***"No onward chain and located within easy access of Peterborough city centre, this one bedroom semi detached bungalow is a fantastic opportunity to be part of a great community. There is a communal conservatory to share the odd coffee morning and a catch up. In the summer, the garden is a delight to sit in for all the residents. There is an on site warden, that's just a pull cord away. EPC Energy Rating - D / Council Tax Band - B".

ENTRANCE HALL

Door to front aspect, coving to ceiling, two storage cupboards and radiator.

LIVING SPACE

18' 2" x 10' 4" (5.54m x 3.15m) (approx) Coving to ceiling, sliding door to rear aspect and radiator.

KITCHEN

7' 8" x 5' 9" (2.34m x 1.75m) (approx) Fitted with a range of base and wall units with work surfaces over, stainless steel sink unit, integrated oven, hob with extractor fan over, space for a fridge / freezer, plumbing for a washing machine. UPVC double glazed window to front aspect.

BEDROOM

15' 0" x 8' 8" (4.57m x 2.64m) (approx) UPVC double glazed window to rear aspect, coving to ceiling, built in wardrobe and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising low level W/C, vanity unit with wash basin, shower cubicle, heated towel rail, coving to ceiling. UPVC double glazed window to front aspect.

OUTSIDE

To the rear of the property there is a dedicated patio area. There is also a communal area and permit parking available to the front.

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 125 years from 1st April 1988 so therefore there is 90 years remaining. The service charge is £2,729.91 per year, which runs April 2023 - March 2024. The ground rent is £154 per year.

