



Central Court, Lincoln Road, Peterborough PE1 2RQ

£150,000



*** INVESTORS ONLY *** " Currently let for £895pcm, this well presented ground floor flat is a perfect investment in the heart of the city centre. Ideal for commuters with the flat just a short distance away from the Train Station, or those who want a home convenient to lots of local amenities. The apartment itself features a hallway, kitchen/living space, 2 bedrooms with an en-suite to bedroom one and a bathroom. Council Tax Band - B / EPC Energy Rating - B "

ENTRANCE

12' 6" x 4' 3" (3.81m x 1.30m) (approx) Door to front, cupboard with wall mounted boiler and space for washing machine. Radiator.

KITCHEN / LIVING ROOM

12' 4" (max) (3.76m) 8' 4" (min) x 22' 8" (max) (2.54m x 6.91m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated hob and oven, integrated fridge / freezer and integrated dishwasher. Three windows to side and radiator.

BEDROOM ONE

12' 3" x 8' 9" (3.73m x 2.67m) (approx) Window to side and radiator.

EN-SUITE

4' 6" x 8' 0" (1.37m x 2.44m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Heated towel rail.

BEDROOM TWO

8' 7" x 13' 6" (2.62m x 4.11m) (approx) Two windows to side and radiator.

BATHROOM

6' 5" x 5' 8" (1.96m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Heated towel rail.

LEASE DETAILS

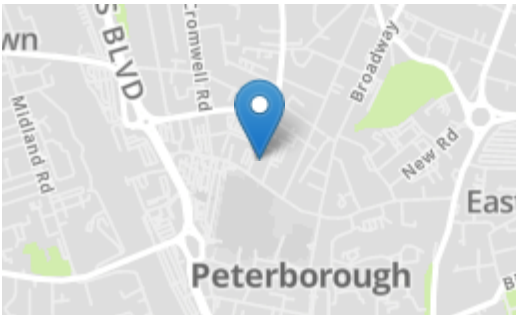
The lease length is 250 years from and including 1st January 2014 therefore leaving 239 years remaining. The yearly service charge from 1/1/2025- 31/12/2025 per year is £1317.92. The yearly insurance charge from 1/1/2025- 31/12/2025 per year is £243.21. The ground rent is £300 per year.

AGENT NOTES

Please note this property can be purchased as part of a larger portfolio, for more information please contact us.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(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		

