



**6 Kimbolton Court, Peterborough PE1 2NL**

**£80,000**



\*\*\*NO CHAIN\*\*\*"Rosedale are pleased to offer this first floor flat specifically designed for over 55s, close to the city centre. The property has a shared private garden, adequate parking, a communal conservatory area and an on site warden 24-7. The flat also has emergency pull cords. The property has been recently redecorated and had new carpets fitted. In brief, the property comprises of a private stair lift, to the main entrance door, two good size bedrooms, lounge, kitchen with Juliet balcony over looking the garden and shower room. To fully appreciate this property viewing is highly recommended. EPC Energy Rating - C".



## ENTRANCE HALL

Half glazed door to entrance, stair lift to first floor, hard wood door to flat, front, loft access, storage heater and cupboard.

## LOUNGE

15' 4" x 11' 2" (4.67m x 3.40m) (approx) UPVC double glazed bay window to front aspect, storage heater, coving to ceiling and electric fire place.

## KITCHEN

10' 10" x 7' 9" (3.30m x 2.36m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with a mixer tap over, integrated oven, hob with extractor fan over, plumbing for a washing machine, partly tiled walls, space for a fridge / freezer and a storage cupboard. UPVC double glazed window to rear aspect, glazed door to juliet balcony.

## BEDROOM 1

12' 5" x 10' 6" (3.78m x 3.20m) (approx) UPVC double glazed window to rear aspect, fitted double mirrored wardrobe with sliding doors, coving to ceiling and storage heater.

## BEDROOM 2

9' 11" x 6' 7" (3.02m x 2.01m) (approx) UPVC double glazed window to front aspect and a storage heater.

## SHOWER ROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, double shower cubicle, with fitted shower seat, heated towel rail, tiled walls, extractor fan, tiled flooring and wall heater.

## OUTSIDE

There is shared parking and a shared but private rear garden.

## AGENT NOTES

Lease details 92 years  
service charge for the period from 1 April 2021 to March 2022  
£3,022.89

## 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.

