Connells

Lincoln Gate
Peterborough

Lincoln Gate
Peterborough PE1 2RD

for sale guide price
£60,250

Property Description

This delightful ground floor retirement apartment offers comfortable and secure living within easy reach of the city centre. Designed specifically for those seeking independent living with the reassurance of a supportive community environment, the property sits within a well-maintained development with attractive communal grounds and a host of shared facilities.

The accommodation comprises an inviting entrance hall leading to a spacious lounge, ideal for relaxing or entertaining. A well-equipped kitchen provides ample storage and workspace, while the modern shower room is thoughtfully designed with accessibility in mind. The bedroom and living areas enjoy pleasant natural light, contributing to a warm and homely feel throughout.

Residents benefit from beautifully kept communal gardens, perfect for enjoying the outdoors without the need for upkeep. Additional shared areas provide opportunities for socialising and taking part in activities. The development also offers convenient resident parking, making it easy for visitors and those who still drive.

Located close to the city centre, this apartment provides the perfect balance of peaceful living with excellent access to shops, cafés, transport links, and essential services. It’s an ideal choice for those seeking comfort, convenience, and a friendly retirement community.

Entrance Hall

Carpet and storage.

Lounge

Sliding door to rear, carpet and electric heater.

Kitchen

Window to rear, laminate flooring, high and low level storage with worktops over, integrated oven with induction hob and hood and stainless steel sink/drainer with mixer tap.

Bedroom One

Window, carpet and electric heater.

Shower Room

Shower cubicle, tiled flooring and walls, wash hand basin and WC.

Outside

Communal Gardens

Allocated Parking

To view this property please contact Connells on

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14 Cowgate
PETERBOROUGH PE1 1NA

EPC Rating: C

Council Tax Band: A

Service Charge: 2730.00

Ground Rent: 337.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312809

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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