



PORCH

BATHROOM

HALLWAY

LIVING ROOM

BEDROOM

KITCHEN/DINING AREA



Woodcock Holmes

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Gables Close
Peterborough, PE3 6GU
£240,000



Gables Close Peterborough PE3 6GU

Elegant one-bedroom maisonette with private entrance and south-facing terrace, just a 12 minute walk from Peterborough Station. Features open-plan kitchen/diner, bright living room, modern bathroom, and double bedroom. Includes two parking spaces and communal gardens.

- AN IMMACULATE MAISONETTE IN A CONVERTED GRADE II LISTED BUILDING
- TWO PARKING SPACES
- PERFECT FOR COMMUTERS 0.7 MILES FROM PETERBOROUGH TRAIN STATION
- STYLISH AND MODERN KITCHEN WITH FITTED APPLIANCES
- DOUBLE BEDROOM WITH FITTED DOUBLE WARDROBE
- PRIVATE SOUTH FACING COURTYARD SPACE
- COMMUNAL STORAGE/BIKE BIN AREA AND COMMUNAL GARDEN AREAS
- LARGE LIVING ROOM WINDOW WITH BESPOKE WOODEN SHUTTERS
- HIGH CEILINGS AND OAK FLOORING THROUGHOUT
- LUXURY FULLY TILED THREE-PIECE BATHROOM

Viewings: By appointment
£240,000

ENTRANCE PORCH

4'3" x 8'8"
Double glazed front door, double glazed window to front, oak flooring, open to:

BATHROOM

6'7" x 6'3"
Double glazed window to front, three piece suite with WC and wash basin in vanity unit, bath with shower screen and shower fitted, fully tiled surround, tiled flooring, towel rail style radiator, lighting, mirror.

HALLWAY

4'7" x 16'5"
Oak flooring, radiator, space for desk, access to:

LIVING ROOM

15'6" x 15"
Large window with bespoke wooden blinds to rear, oak flooring, radiator.

BEDROOM

11'10" x 10'2"
Large window to rear, fitted carpet, radiator, fitted double wardrobe space with sliding mirrored doors.

KITCHEN/DINING AREA

18'5" x 9'8"
Window to rear, window to side. Oak flooring, radiator, space for dining furniture, stylish fitted kitchen with ample storage, fitted granite worktops, integrated sink/drain, fitted Zanussi appliances including a fridge/freezer, instant hot water tap, dishwasher, washer/dryer, oven, four ring hob, extractor fan.

OUTSIDE

Raised balcony and south facing courtyard area by the front of the property, communal garden spaces, communal bike/store space, allocated parking for two vehicles.

TENURE & TAX BAND.

Leasehold - 115 years remaining. Ground rent £300. Annual service charge £2200. Council tax band A.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested. Maintenance & service charges, alongside lease length information are accurate on the date of marketing - additional checks via your solicitor is advised on purchase,

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC