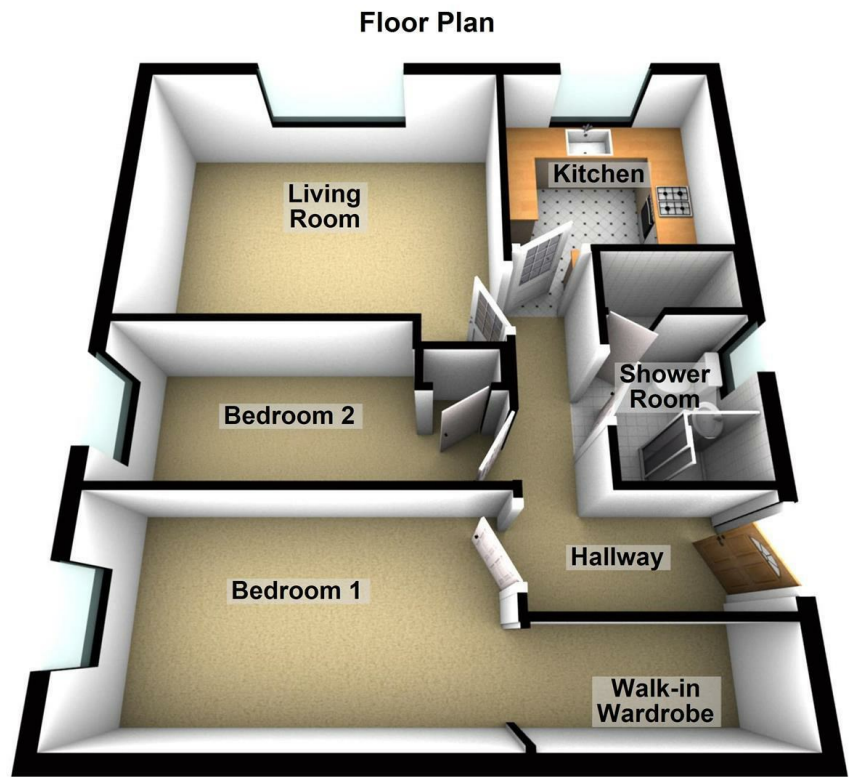




COMMUNAL AREA

HALLWAY

BEDROOM 1

BEDROOM 2

SHOWER ROOM

LIVING ROOM

KITCHEN

GARAGE



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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.

28 Stoneleigh Court
Peterborough, PE3 9QP
Offers In Excess Of £155,000



28 Stoneleigh Court

Peterborough

PE3 9QP

An immaculate, high-specification two-bedroom first floor apartment in the sought-after Longthorpe area, renovated to an exceptional standard and ready to move straight into. Offering stylish interiors, a garage with parking, and excellent access to local amenities, transport links, Ferry Meadows and Peterborough Hospital.

- Immaculate two-bedroom first floor apartment
- Fully renovated to a high standard throughout
- Modern kitchen with integrated appliances
- Stylish shower room with walk-in double shower
- Two double bedrooms, one with walk-in wardrobe
- Single garage with parking in front
- Sought-after Longthorpe location with excellent links
- UPVC double glazed and gas central heating

Viewings: By appointment

Offers In Excess Of £155,000

HALLWAY
Wooden door to side access via the communal area, access to:

BEDROOM 1
15'2" x 8'4"
UPVC double glazed window to side, fitted carpet, radiator, walk in wardrobe space with lighting.

BEDROOM 2
15'2" x 6'3"
UPVC double glazed window to side, fitted carpet, radiator, fitted storage/wardrobe space.

SHOWER ROOM
6'9" x 5'4"
Obscure uPVC double glazed window to side, fitted three-piece suite with walk-in double shower with fitted splash guard, fully tiled surround, fitted WC, oval wash hand basin ion vanity unit, towel rail style radiator, airing cupboard.

LIVING ROOM
15'2" x 12"
UPVC double glazed window to rear, fitted carpet, radiator.

KITCHEN
9'11" x 8'11"
UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted wooden worktops, fitted appliances including a fridge freezer, washing machine, fitted oven and four ring gas hob with extractor fan over. Fitted Belfast sink with tap over.



OUTSIDE
Communal grounds maintained by the management company. Single garage with parking space in front. Additional on street parking and parking spaces available around the block.

LOCATION
Located in a very popular area, the apartment offers excellent convenience with easy access to the A47, local schools, shops, Ferry Meadows Country Park, and Peterborough City Hospital—making it ideal for commuters, first-time buyers, downsizers, or investors alike.

COUNCIL TAX/TENURE/EPC
Tenure (leasehold), council tax band (B), and EPC (D) rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

LEASEHOLD
Leasehold length - 139 years. Ground rent £0. Service charge £1600 as of marketing. Water rates are covered by part of the service charge. Further advice and checks via your appointed conveyancer is advised.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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		

England & Wales

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