



40 Heritage Court Eastfield Road, PE1 4RB  
Offers over £65,000



## Floor Plan



## Accommodation

Offering no upward chain and situated in this over 55's development is this well presented, TOP floor flat within Heritage Court, Peterborough which is conveniently close to local amenities with transport links to the City Centre nearby. The development benefits from communal facilities that include a large sitting room, laundry facilities and gardens/grounds, with stairs and a lift facilities to the second floor and in brief the property comprises, entrance hall with a built in storage cupboard and a built in airing cupboard, from here door leads into a spacious lounge/diner with windows to the rear, opening through to a modern re-fitted kitchen which comprises a range of wall and floor level units with worktop surfaces with tiled splashbacks, with single drainer sink unit with mixer tap with storage under, in addition, there is a built in oven with fitted hob over. Spacious double bedroom off the hallway which benefits from a double wardrobe with sliding doors and a window overlooking the front aspect, finishing off the accommodation is a three piece, re-fitted shower room comprising of, corner shower cubicle, vanity wash hand basin with fixed large mirror over with feature lighting, WC, tiled walls and a heated towel radiator. Outside, communal gardens

Tenure: Leasehold: - 59 years remaining  
 Service Charge: £372.28 pcm  
 Council Tax Band: A  
 Floor Area: 516 ft sq ft / 48 m sq meters

### Hallway:

Lounge/Diner: 21'11" max x 10'5" (6.70m max x 3.20m)

Kitchen: 5'3" x 7'10" (1.61m x 2.40m)

Bedroom: 18'8" max x 8'10" (5.70m max x 2.71m)

Shower Room: 6'4" x 5'6" (1.94m x 1.70m)



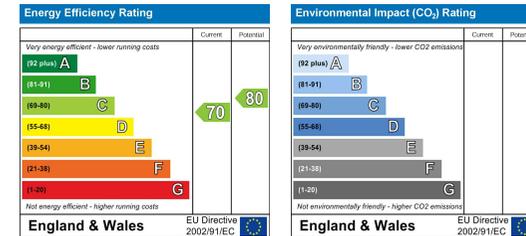
## Area Map



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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