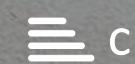




24, Heritage Court Eastfield Road

PE1 4RB

£745



24, Heritage Court Eastfield

PE14RB

Offering no upward chain and situated in this over 55's development is this well presented, first floor apartment 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 first 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 style 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, dishwasher and fridge. Spacious double bedroom off the hallway which benefits from a double wardrobe with mirror fronted sliding doors and a window overlooking the rear aspect, finishing off the accommodation is a three piece shower room. Outside, with communal gardens which are mainly laid to lawn with a patio area and mature shrubs.

Property Information:

Tenure: Leasehold: - 59 years remaining

Service Charge: £328.78 pcm

Council Tax Band: A



Hallway:

Lounge/Diner:

15'1" x 10'6" (4.61m x 3.21m)

Kitchen:

5'2" x 8'1" (1.60m x 2.48m)

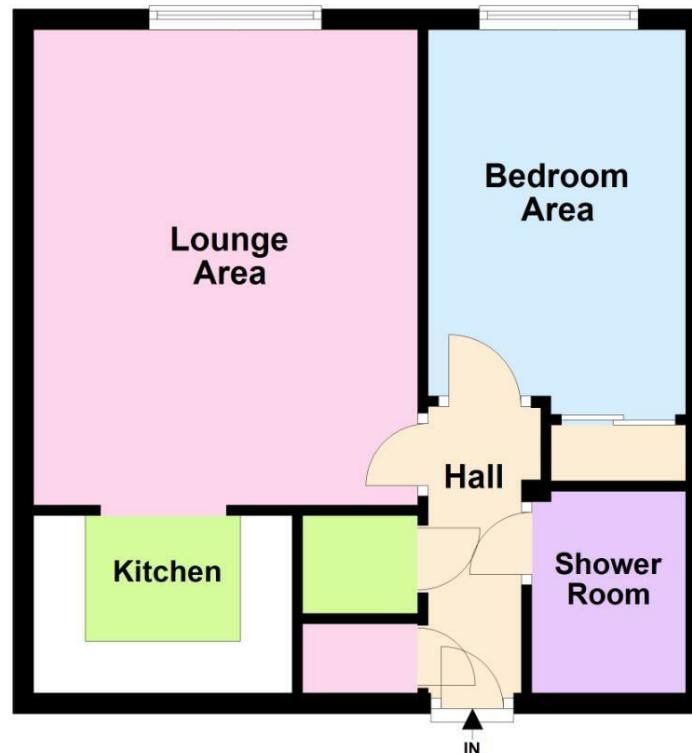
Bedroom:

11'9" plus wardrobe recess x 8'9"
(3.60m plus wardrobe recess x 2.68m)

Shower Room:

5'7" x 6'5" (1.72m x 1.97m)

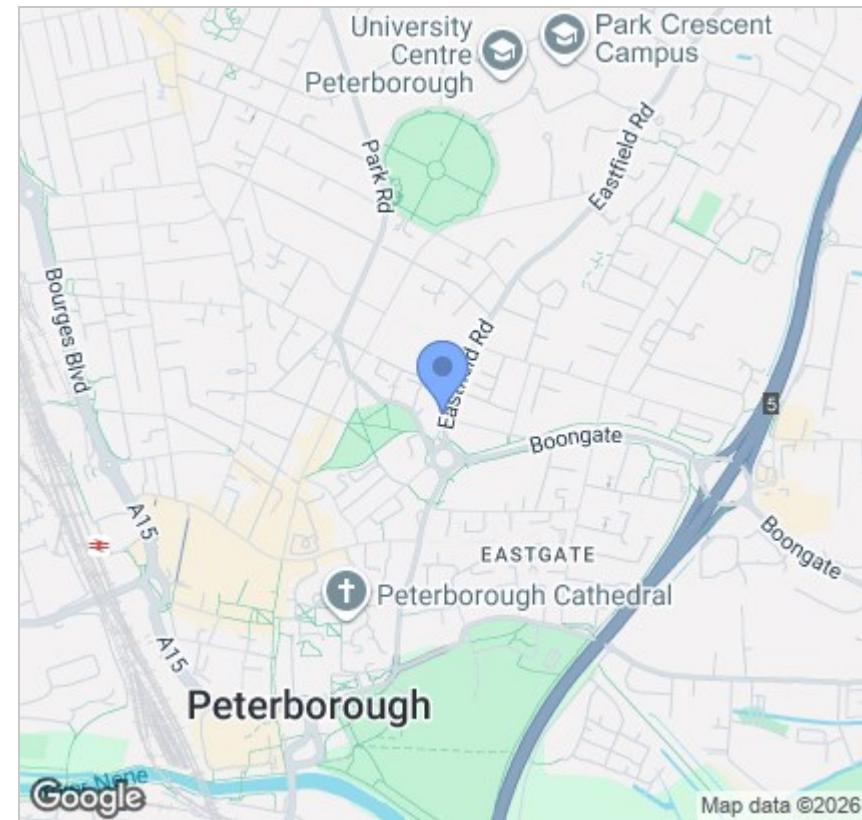
Floor Plan



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) 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			

Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.