



**Kimbolton Court, Peterborough PE1 2NL**

**welcome to**

## **Kimbolton Court, Peterborough**

A delightful two-bedroom ground floor retirement apartment exclusively for residents aged 55 and over. Designed with comfort and convenience in mind, this home offers a safe and welcoming environment within a well-regarded development. A communal lounge complements the residence as there are multiple events hosted throughout the week. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





### **Lounge**

15' 4" 111 x 1' 3" ( 4.67m 111 x 0.38m )

### **Kitchen**

9' 4" 7 x 8' 2" 5 ( 2.84m 7 x 2.49m 5 )

### **Bedroom 1**

12' 4" 7 x 10' 5" 4 ( 3.76m 7 x 3.17m 4 )

### **Bedroom 2**

9' 4" 1 x 6' 5" 9 ( 2.84m 1 x 1.96m 9 )

### **Bathroom**

6' 8" 4 x 5' 8" 4 ( 2.03m 4 x 1.73m 4 )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Kimbolton Court, Peterborough

- Spacious ground floor apartment with level access throughout
- Two comfortable bedrooms, perfect for guests or a study/hobby room
- Bright and inviting living area, ideal for relaxing or entertaining
- Modern bathroom with easy access features
- Secure, well-maintained communal areas and landscaped gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 3524.20

Ground Rent: 163.64

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£60,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG122832](https://williamhbrown.co.uk/Property/PCG122832)



Property Ref:  
PCG122832 - 0007

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william h brown



**01733 311022**



[Peterborough@williamhbrown.co.uk](mailto:Peterborough@williamhbrown.co.uk)



6-9 Fortune Buildings Cowgate,  
PETERBOROUGH, Cambridgeshire, PE1 1LR



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**