



## **William Nichols Court Huntly Grove, Peterborough, PE1 4DW**

**£125,000**

**NO UPWARD CHAIN!** This **WELL PRESENTED**, one bedroom, ground floor apartment would make an ideal **FIRST TIME PURCHASE** or **INVESTMENT**. The property is being sold with no upward chain and is located close to the city centre. Internally this home is well presented and has a **REFITTED KITCHEN** and **SHOWER ROOM**. The kitchen has a range of integrated appliances, including dishwasher and fridge/freezer. There is also the added benefit of a **GARAGE** and communal gardens. Internal viewing is a must.



**Communal Entrance**

The security door leads into the communal entrance, which also has a security door leading to the rear.

**Entrance Hall**

The front door leads into the entrance hall which has security entrance phone, good size storage cupboard and a radiator.

**Lounge/Diner 19'5" x 10'7" (5.92m x 3.23m)**

In the lounge/diner there are double glazed patio doors which lead out to the communal garden. There is a radiator along with TV and telephone points.

**Kitchen 12'7" x 6'6" (3.84m x 1.98m)**

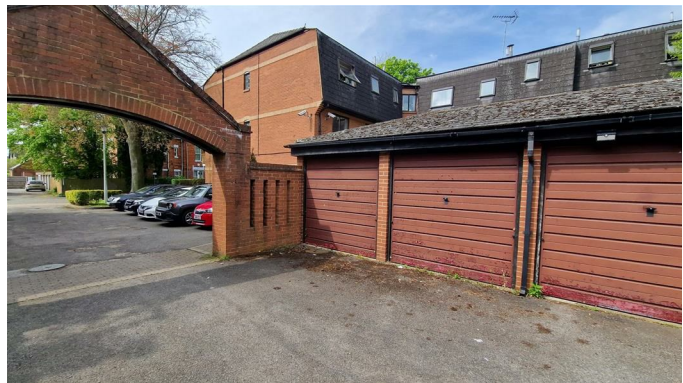
The recently refitted kitchen has a range of base and wall mounted units with complimentary worktops over, integrated oven, hob, with extractor hood over, dishwasher and fridge/freezer. There is a wall mounted boiler, radiator, tiled flooring and a double glazed window overlooking the communal garden.

**Bedroom 14'5" x 10'4" (4.39m x 3.15m)**

The bedroom has fitted wardrobes along one wall giving plenty of storage/hanging space, there is also a radiator and double glazed window.

**Shower Room 9'5" x 6' (2.87m x 1.83m)**

The refitted shower room has a walk-in double shower cubicle with hand held shower attachment and rainfall shower head. There is also a wall hung wash hand basin with vanity unit under, low level WC, , heated towel rail, tiling to all walls and a double glazed window. A storage cupboard also has plumbing for washing machine.

**Garage**

The garage is en-bloc and has an up and over door with light.

**Communal Gardens**

There are communal gardens which are laid to lawn with flower bed borders and gated access.

**Property Postcode**

For location purposes the postcode of this property is: PE1 4DW

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Leasehold 187 years left on the lease

Council tax band: A

Annual charge: £875 payable every 6 months to William Nichols Court Management Ltd

Property construction: Brick built

Electricity supply: Mains

Solar Panels: None

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Radiators

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Variable over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Variable over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to the Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C75

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

**Additional Information**

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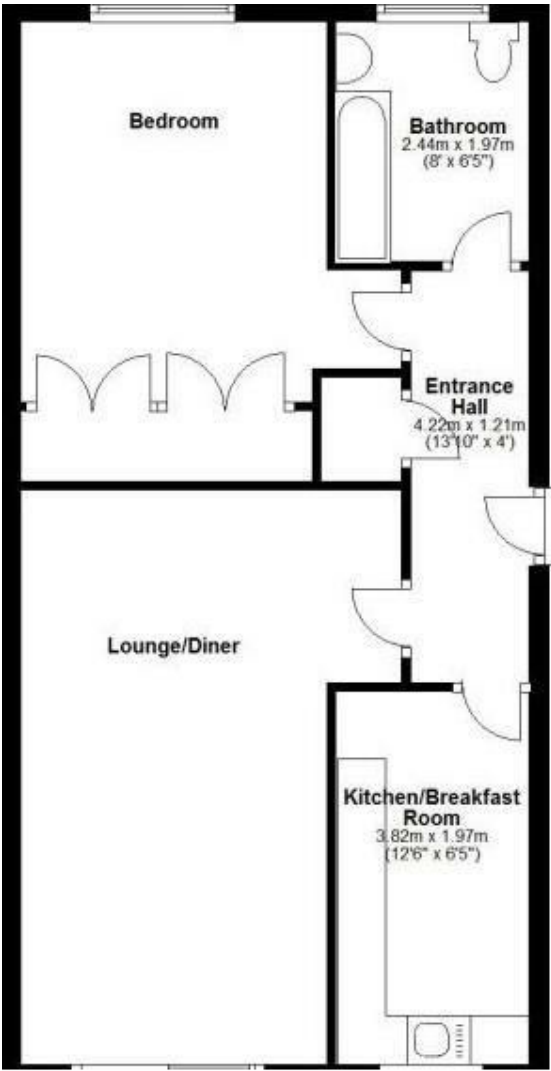
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**Disclaimer**

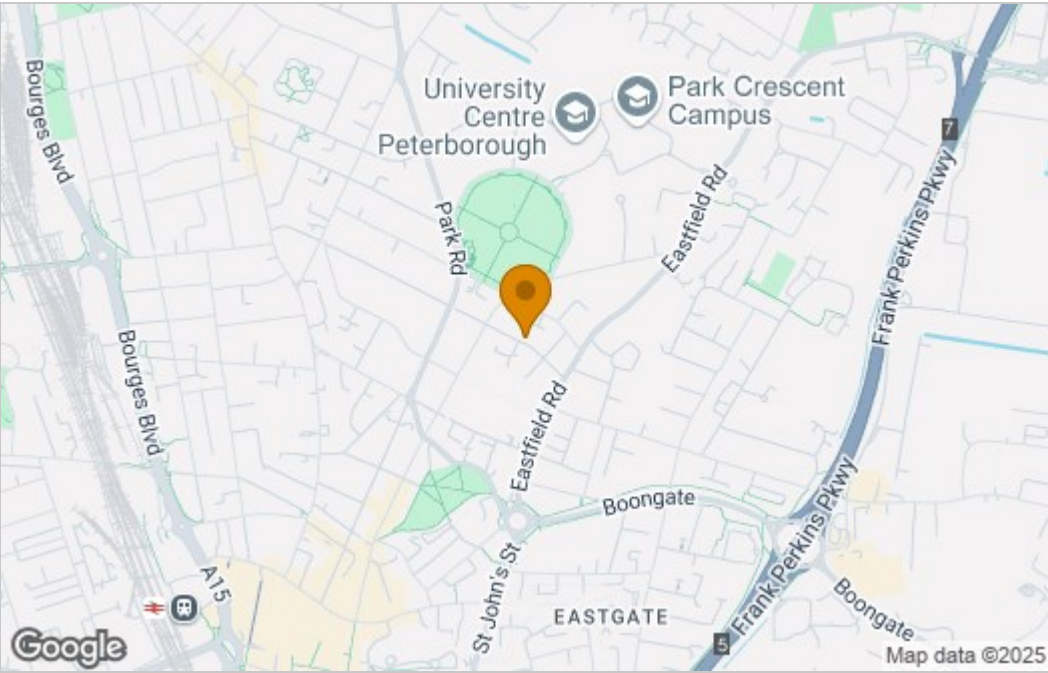
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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



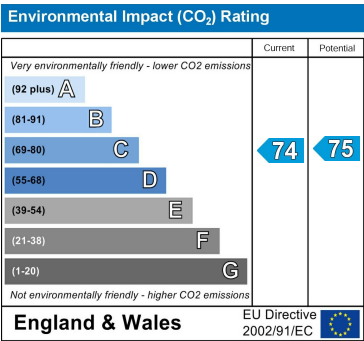
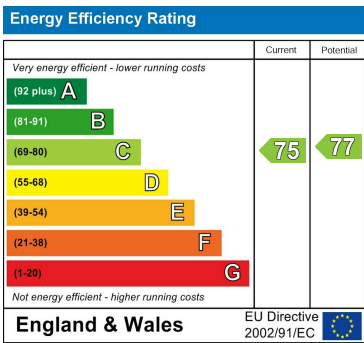
Floor Plan



Area Map



Energy Efficiency Graph



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