



40 Heritage Court Eastfield Road, Peterborough

£65,000 Leasehold

Over-55s retirement second-floor flat, offering secure and low-maintenance living within a purpose-designed development • Brand new shower room with vanity and storage units, offering modern fittings and excellent built-in storage • Brand new kitchen with integrated hob, oven and extractor, with fridge/freezer and microwave included, providing a fully equipped and modern cooking space • Large bedroom with built-in wardrobes, plus hallway with two storage cupboards, offering excellent built-in storage throughout • New electric heating system throughout, providing efficient and updated climate control across the property • Freshly decorated with new carpets fitted throughout, offering a clean, updated, and move-in-ready finish • Just a short walk to bus stops serving Sainsbury's at Oxney Road and the city centre, with Central Park also within walking distance • Communal laundry rooms (no extra charge), a residents' lounge for meeting and coffee, and communal gardens surrounding the building, creating a sociable and well-supported living environment • Ground rent £0 Service Charge £372.28 pcm Lease 59 (99 year lease from 1/10/1985) • On-site lift plus stair lifts on the main staircase as backup, providing added accessibility and reassurance for residents

Kitchen
5'3" x 7'10"
1.60 x 2.40 m

Lounge/Dining Room
21'10" x 10'5"
6.66 x 3.19 m

Hallway
8'5" x 3'1"
2.58 x 0.95 m

Shower Room
6'4" x 5'6"
1.95 x 1.69 m

Bedroom
18'6" x 8'10"
5.66 x 2.70 m

Approximate total area⁽¹⁾
501 ft²
46.6 m²

Reduced headroom
9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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