



Guide price: £45,000+

Over 55's Retirement Home
Buy To Let Opportunity

44 Lincoln Gate
Lincoln Road
Peterborough
PE1 2RD

OVER-

For sale by online auction, a two bedroom first floor over 55's retirement apartment.

Lincoln Gate is located on the west side of Lincoln Road, Peterborough.

The property will benefit from some modernisation work, which once completed should provide a return on the investment from the prospective buyer.

The property is sold with vacant possession and is immediately available.

Upon entering the property, there is an entrance hall which leads to the living room, bedrooms and the bathroom. The bedrooms and living room are located to the rear elevation.

The living room floor is carpeted and the walls are plastered and painted. Access into the kitchen is via the living room.

The kitchen has vinyl flooring and a tiled splash back to the entire perimeter. There is a stainless steel sink with drainer, oven/grill with electrical hobs above and a freestanding fridge freezer.

Lot No. TBC

Auction T&C's apply to this sale

Overview Continued

The two bedrooms both have carpet flooring and plastered and painted walls.

The bathroom is part tiles and part plastered and painted. There is a toilet, wash basin with storage underneath and a shower.

The high street is located about half a mile away from the property and Queensgate Shopping Centre is further down the road.

Peterborough City centre is located approximately 1 mile south from the property, accessed via the A15. Cambridge is approximately 45 miles south east from the property, taking approximately 1 hour to arrive via the A1 (M).

Floor Area

Approx. total floor area
52.40 m² / 564 ft²
(taken from floorplan)

Guide Price

£45,000+

Services

We understand the property to have electricity, water and drainage.

FEA-

- Auction T&C'S A
- Over 55's retirement first floor apartment
- Communal parking and gardens
- Sold with vacant possession
- Approx. total floor area of 564 ft²
- Guide price: £45,000 +
- Two bedrooms
- Some modernisation work required
- Immediately available
- Leasehold - unexpired lease term of approx. 87 years

The services have not been inspected by John Pye Property and we recommend that interested parties complete their own investigations in this respect.

Tenure
Leasehold – 125 years from 1st April 1986
Unexpired lease term of approximately 87 years.

The lease provides that the lease may be assigned to somebody under the age of 55 provided that the occupants of the property are 55 or over. If more than one occupier occupies the property, one occupant may be under 55 but the rest must be of qualifying age (i.e., 55 years of age or over).

Please see the legal pack for more information.

Note
The Buyer may be under 55 years of age but the occupants must comply with the age restrictions within the Lease

Council Tax
The property is rated in Council Tax Band B
Council Tax payable (2023/24) is approximately £1,378.64

Buyer's Premium
2.5 % (min. £4,000) inc. VAT

EPC
Band C - <https://find-energy-certificate.service.gov.uk/energy-certificate/9058-5054-7212-6321-8900>

Legal Pack
Please refer to the legal pack for this lot johnpye.auctiondocs.com

Sell Your Property
If you are thinking of selling your property, contact us now for a free appraisal and benefit from:

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- £0 Entry Fee
- £0 Marketing Costs
- 20 Working Day Completion
- Monthly auctions



Energy performance certificate (EPC)

| | | |
|------------------------------------|-------------------------|-------------------------------|
| AP Licence Code: 2123456789 | Energy rating: C | Valid until: 15 February 2030 |
| Property type: Mid floor flat | Location: 0115 970 6060 | Number of bedrooms: 2 |
| Total floor area: 50 square metres | | |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 G | 77 G |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Breakdown of property's energy performance

Features in this property

