



Burton Court, Peterborough  
**£110,000 Leasehold**

**Sharman  
Quinney**

# Key Features



99 Years remaining as of Ask Agent  
£100.00 Ground Rent pcm  
Review due: Ask Agent  
£1100.00 Service Charge pcm  
Review due: 01/2025

- Two Bedrooms
- Separate Kitchen
- Allocated Parking Space
- Communal Garden
- Ideal First Time Buy

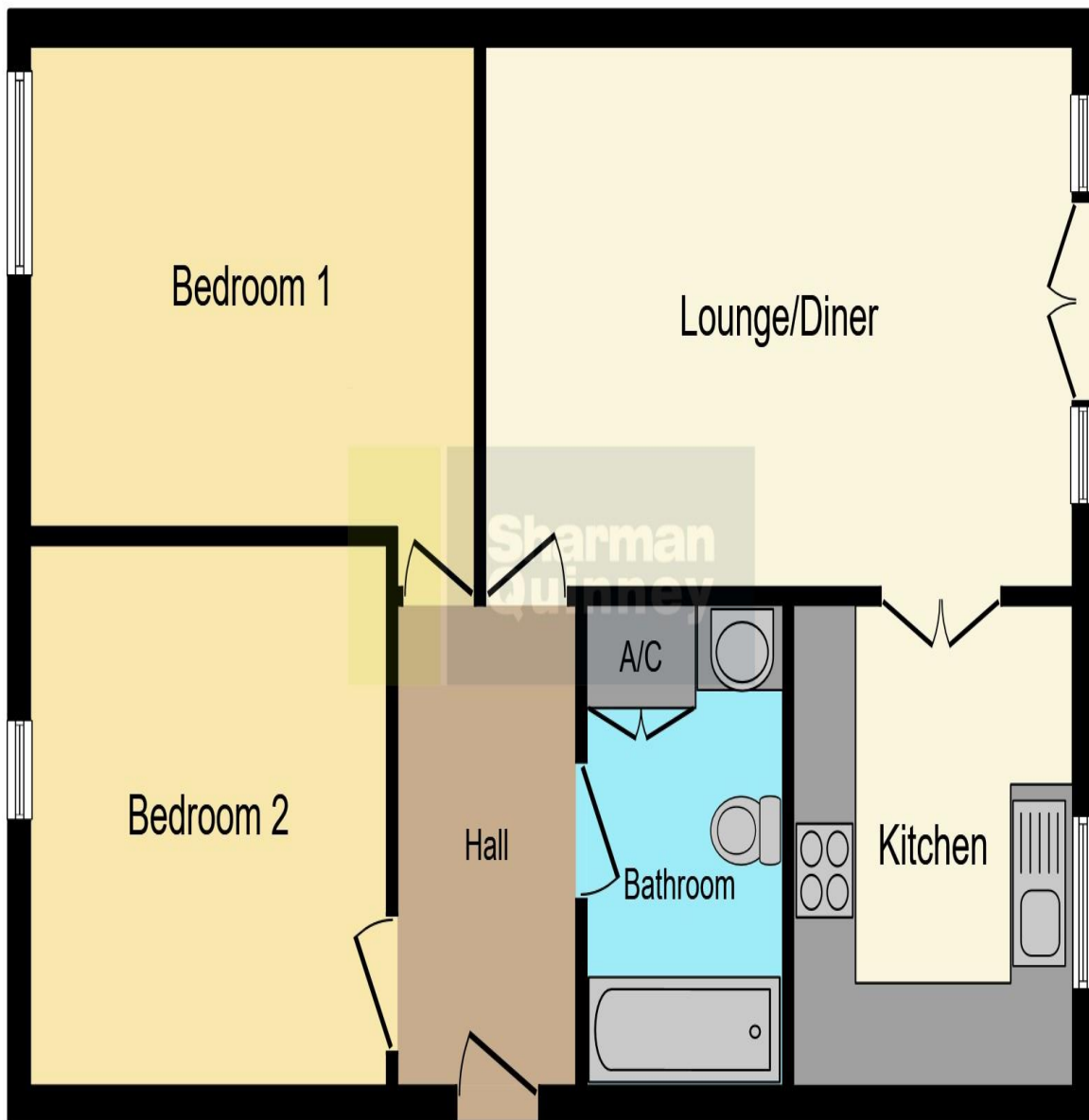
GROUND FLOOR

COMMUNAL ENTRANCE

ENTRANCE HALL: Entrance door. Wall mounted electric heater.

LOUNGE: 5.64m x 3.15m (18'6" x 10'4") UPVC





Double glazed French doors to rear. Wall mounted electric heater.

KITCHEN: 2.79m x 2.69m (9'2" x 8'10") Double glazed window to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob.

BEDROOM: 4.27m x 2.79m (14' x 9'2") Double glazed window to front. Wall mounted electric heater.

BEDROOM: 3.40m x 2.03m (11'2" x 6'8") Double glazed window to front.

BATHROOM: Low level WC. Wash hand basin set in vanity unit. Bath with wall mounted electric shower over. Heated towel rail. Airing cupboard.

#### OUTSIDE

Allocated parking space. Communal garden area.


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)

To view this property call Sharman Quinney on:  
**01733 897896**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 897896

 70 Albert Place, PETERBOROUGH,  
Cambridgeshire, PE1 1DD

 peterborough@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: PTB206376 - 0004

