



James Avenue, Peterborough  
**£140,000 Leasehold**

**Sharman  
Quinney**

# Key Features



125 Years remaining as of Ask Agent  
£240.00 Ground Rent pcm  
Review due: Ask Agent  
£1089.24 Service Charge pcm  
Review due: 01/2025

- Two Bedrooms
- Lounge/Diner
- Kitchen with appliances
- Allocated Parking
- No Upward Chain

## GROUND FLOOR

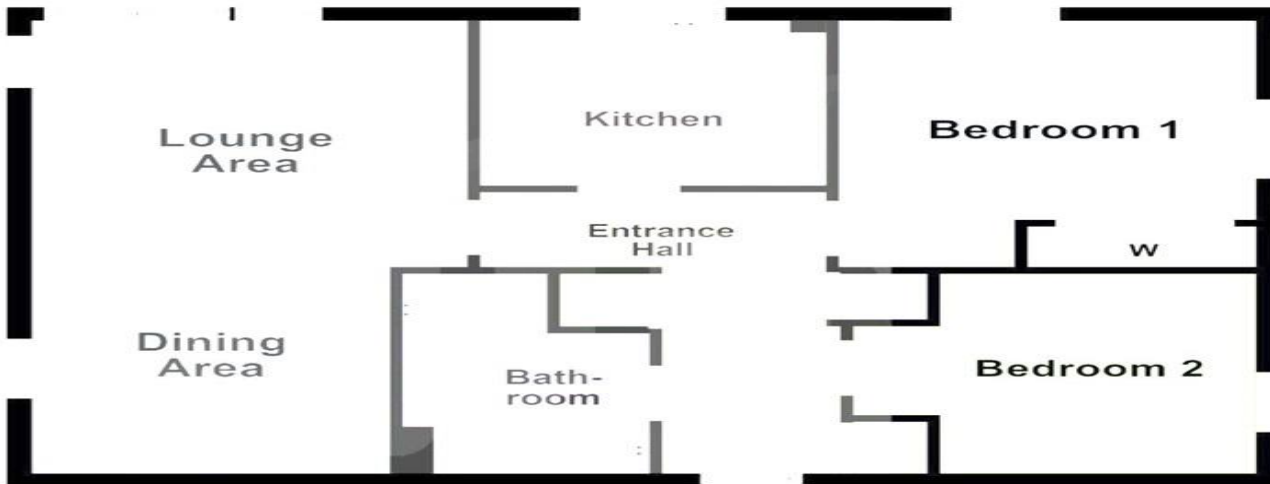
Communal entrance hall and stairwell

## SECOND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Two built in storage cupboards.

LOUNGE/DINER: 6.41m x 3.35m (21'06" max x 11'01" max)





UPVC Double glazed windows and French doors to balcony. Two radiators.

KITCHEN: 2.16m x 2.47m (7'10" x 8'11") UPVC Double glazed window. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven. Fitted hob with cooker hood over. Integrated fridge/freezer and washer/dryer. Wall mounted boiler.

BEDROOM: 3.08m x 3.04m (10'11" max x 10' plus recess) UPVC Double glazed windows. Radiator. Built in wardrobe.

BEDROOM: 3.08m x 2.77m (10'11" max x 9'09" max) UPVC Double glazed window. Radiator. Built in cupboard.

BATHROOM: Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and mains shower over. Heated towel rail.

#### OUTSIDE


Balcony from lounge/diner. Allocated parking space.

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

# Selling your property?

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

 01733 897896

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 SCAN ME



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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: PTB206414 - 0003

