



## Lincoln Road, Peterborough

### Price: Offers In Excess Of £110,000 Leasehold

- Double Bedroom
- Separate Kitchen
- En-Suite
- Parking Space
- Tenant in situ
- Separate Bathroom

EPC Rating: C

GROUND FLOOR

COMMUNAL ENTRANCE: Stairwell.

UPPER FLOOR

ENTRANCE HALL: Entrance door. Radiator.

KITCHEN: 3.05m x 1.85m (10'01" x 6'10") UPVC Double glazed window. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over.

LOUNGE: 4.28m x 4.57m (14'07" x 15') Two UPVC Double glazed windows. Radiator.

BEDROOM: 4.58m x 2.74m (15'05" max x 9' plus recess) Two UPVC Double glazed windows. Radiator. Built in cupboard. Loft access.

EN-SUITE: Low level WC. Wash hand basin. Shower cubicle with mains shower. Heated towel rail.

BATHROOM: Low level WC. Wash hand basin. Bath. Heated towel rail.

NB: There is currently a tenant in situ paying £695pcm.

Agents Notes

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this property is a relative of an employee of Sharman Quinney Holdings Ltd.

Agents Note; It is our understanding that the property is currently held under a Freehold title. To enable to the sale of the flat the vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements. We are advised that there is a restriction on the lease which prevents the parking of boats, caravans and mobile homes on site.

**This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.**

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: PTB203495 - 0003

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.