



Rivendale, Werrington Peterborough  
Offers In Excess Of £105,000 **Leasehold**

**Sharman  
Quinney**

# Key Features



188 Years remaining as of 01 Aug 1993

£20.00 Ground Rent pa

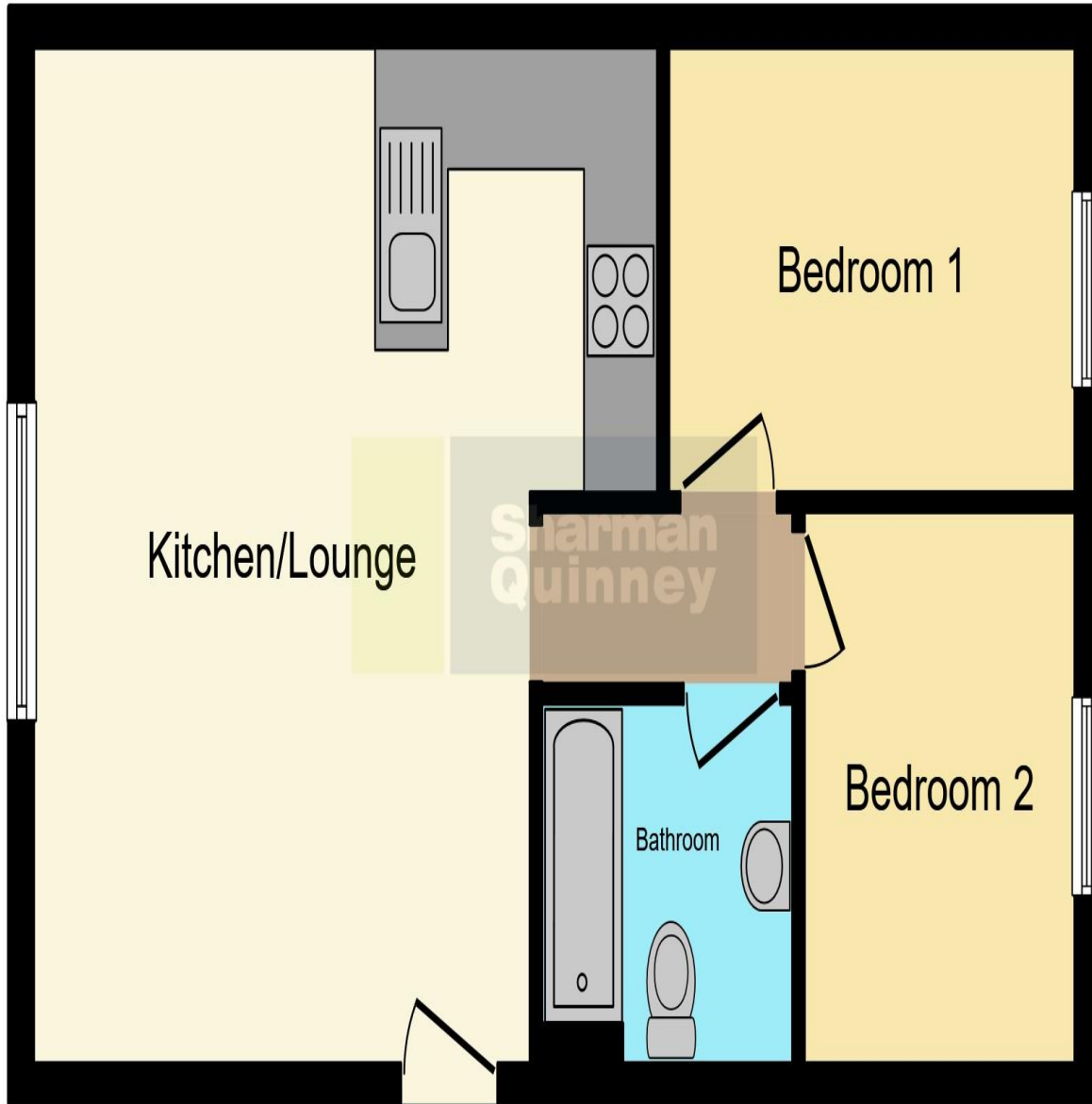
Review due: 03/2024

£1132.86 Service Charge pa

Review due: Ask Agent

- Investment Opportunity
- Tenant In Situ
- Open Plan Lounge/Kitchen
- Two Bedrooms
- Mortgage Advice Available In Branch





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## GROUND FLOOR

Communal entrance hall. Stairs to first floor.

## FIRST FLOOR

Wooden entrance door.

**LOUNGE/KITCHEN:** Window to front. Kitchen area fitted with base and wall units. Sink and drainer. Built in oven with fitted hob and cooker hood.

**BEDROOM:** Window to rear.

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**BATHROOM:** Low level WC. Wash hand basin. Bath.


**NB:** The vendor informs us there are 158 years remaining on the lease, ground rent £10 payable each 6 months, Service charge including buildings insurance £270.75pa and management charge £566.43 payable each 6 months.

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

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

 01733 575757

 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

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



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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: WER201282 - 0006

