



Rivendale, Werrington Peterborough
Offer 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

- Tenant In Situ
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Ceiling Beams
- Investment Opportunity

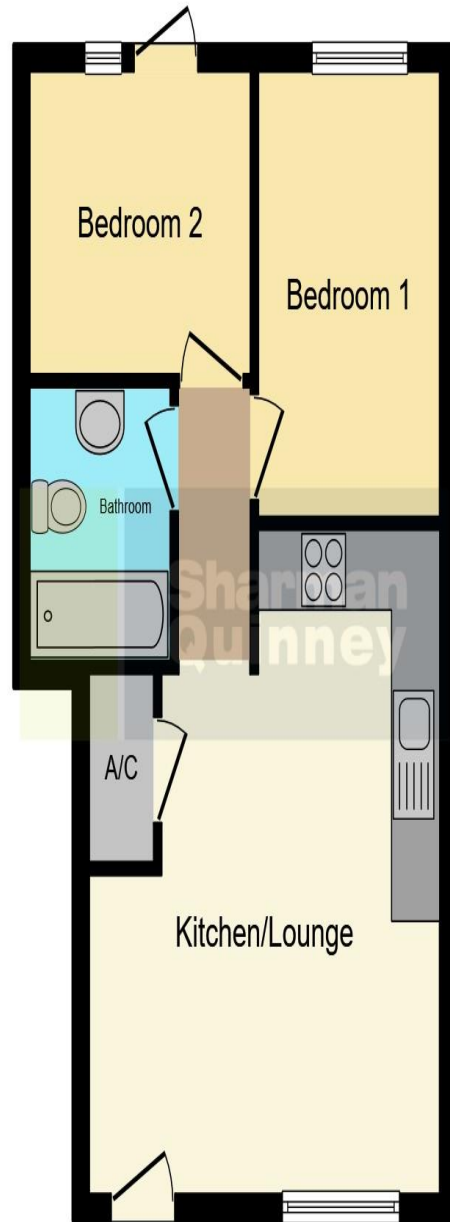
GROUND FLOOR

COMMUNAL ENTRANCE DOOR AND HALLWAY

WOOD ENTRANCE DOOR

OPEN PLAN KITCHEN/LOUNGE: 4.88m x 4.27m
(16'4" max x 14'4" max)





LOUNGE AREA: Double glazed window to front. Ceiling beams. Television point. Wall mounted heater. Built in airing cupboard housing hot water cylinder.

KITCHEN AREA: Fitted with a range of base and wall units. Stainless steel sink and drainer. Built in oven and fitted hob with cooker hood over. Space for washing machine and fridge/freezer.

BEDROOM 1: 3.08m x 2.14m (10'11" x 7'5") Double glazed window to rear. Wall mounted heater.

BEDROOM 2: 2.74m x 2.86m (9' x 9'4") UPVC Double glazed door to rear. Wall mounted heater. Laminate flooring.

BATHROOM: Low level WC. Wash hand basin. Bath with wall mounted electric shower over. Part tiled walls. Tiled floor.


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

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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: WER204722 - 0008

