



Swale Avenue, Gunthorpe Peterborough
Guide Price £120,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 05 Mar 2007

£10.00 Ground Rent pa

Review due: 02/2025

£384.18 Service Charge pa

Review due: 02/2025

- First Floor Flat
- Lounge Diner
- One Double Bedroom
- Long Lease
- Communal Balcony

Composite front door to:

Entrance Hall

Intercom phone, large walk-in storage cupboard housing gas combination boiler.

Lounge 4.3m x 3.1m (14'1"x 10'4")



UPVC double glazed window to front and side, double radiator, TV point, fireplace surround with matching hearth and alcove to:

Dinning Area 2.42m x 1.38m (7'9"x 4'5")

Kitchen 3.2m x 2m (10'6" x 6'6")

Single drainer stainless steel sink unit with tiled splash backs, UPVC double glazed window to the front, range of fitted drawer and base units, matching wall cupboards, fitted worktops, recess and plumbing for a washing machine, space for a free-standing fridge freezer, recess for a gas cooker, and a radiator.

Bedroom 1 4.4m max x 2.5m max (14'5" x 8'4")

Irregular Shaped Room

UPVC double glazed window to rear, radiator and built in wardrobe/storage cupboard

Bathroom

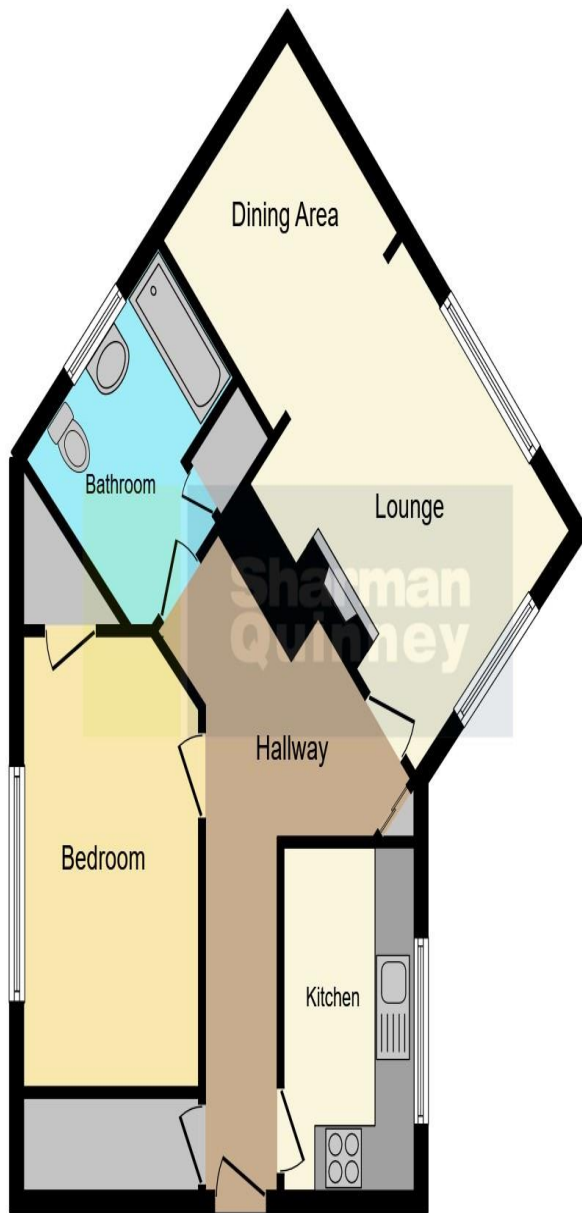
Three piece suite with panelled bath with mixer taps and shower attachment over, tiled walls wash hand basin and low level WC, UPVC double glazed window to rear, ceramic tiled flooring, linen cupboard, and double radiator.

Outside

Front

Communal frontage laid to lawn, pedestrian side access to:





Rear
Communal area with private brick built
shed/store to the flat.

Leasehold with Cross Keys
Length of Lease 125 years from 2007.
Ground Rent £10 P.A
Service Charge £384.18 P.A.


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

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

 werrington@sharmanquinney.co.uk

 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: :WER205176 - 0002

