



The Keep Sandringham Road, Peterborough  
**£105,000 Leasehold**

**Sharman  
Quinney**

# Key Features



999 Years remaining as of 01 Dec 2007

£211.50 Ground Rent pcm

Review due: Ask Agent

£2140.46 Service Charge pcm

Review due: Ask Agent

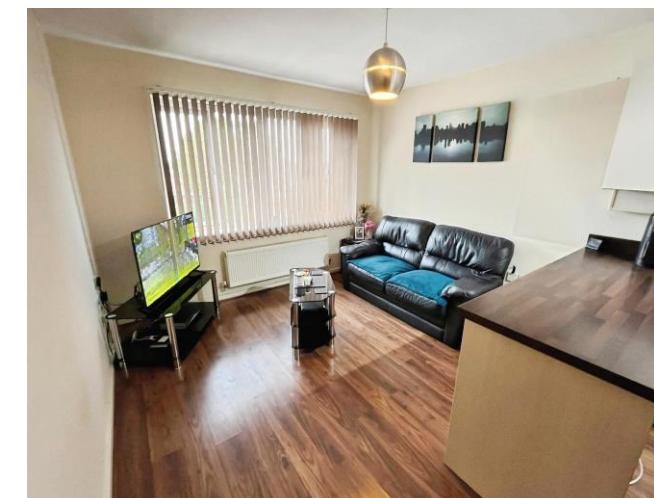
- Second Floor Flat
- Two Double Bedrooms
- Open Plan Living
- Allocated Parking Space
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## GROUND FLOOR

Communal entrance and stairwell.

## SECOND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Built



in cupboard.

**KITCHEN/LOUNGE:** 5.50m x 3.35m (18'07" x 11'02") UPVC Double glazed window to front. Two radiators. Kitchen area 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. Wall mounted boiler.

**BEDROOM:** 4.59m x 2.45m (15'07" x 8'07") UPVC Double glazed window to front. Radiator.

**BEDROOM:** 2.46m x 2.16m (8'08" x 7'09") UPVC Double glazed window to rear. Radiator.

**BATHROOM:** Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and mains shower over. Radiator.

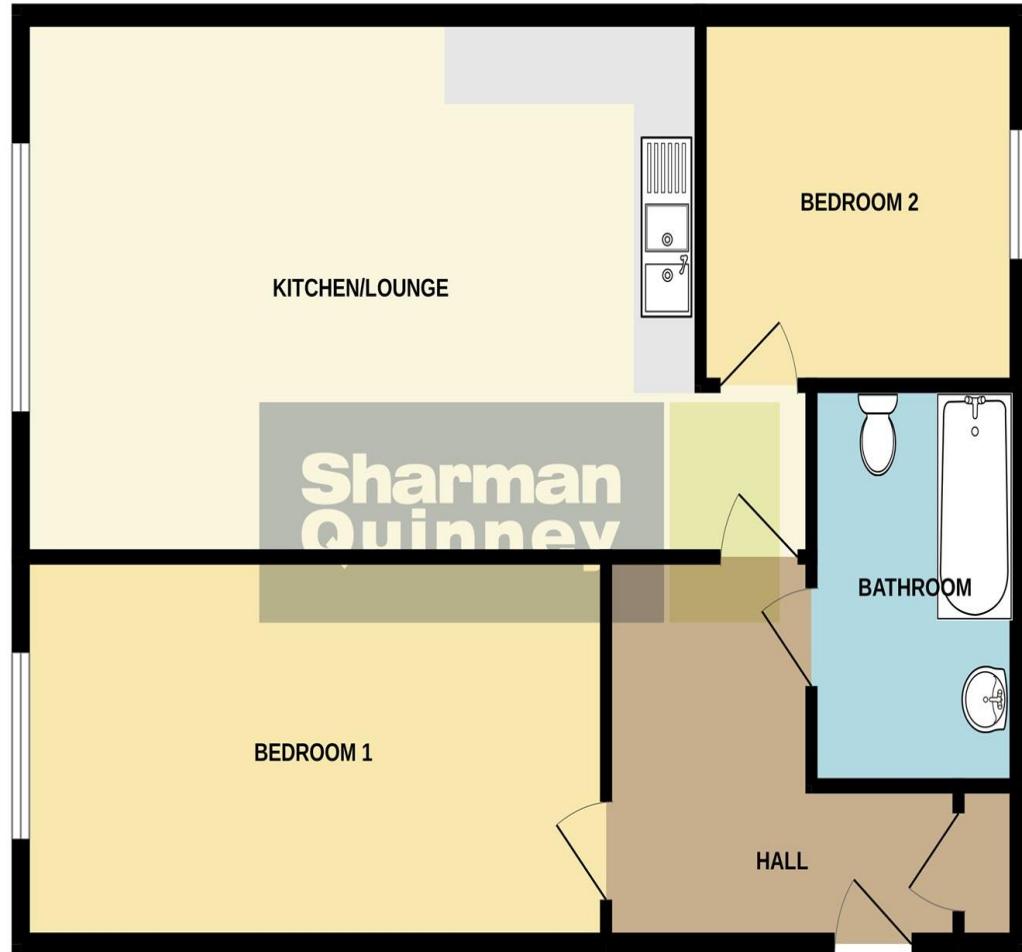
## OUTSIDE

Allocated Parking Space.

**NB:** The lease was 999 years from 2009, the vendor informs us the management/service charges are £2140pa. The property is currently tenanted with a rental income of £750pcm.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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. :WER205686 - 0002