



Tinus Avenue, Hampton Vale Peterborough  
**£125,000 Leasehold**

**Sharman  
Quinney**



# Key Features



155 Years remaining as of 01 Jan 2003

£1250.00 Ground Rent p/a

Review due: No review due during term of lease

£0 Service Charge p/a

Review due: No review due during term of lease

- Two Bedrooms
- Second Floor Leasehold Apartment
- Ideal First Time Buy or Investment
- Shared Driveway
- Single Garage to the Rear
- Family Friendly Neighbourhood

As you enter the property the hallway leads you in to the heart of the home, the lounge is the ideal room for relaxing and unwinding after a long days work, kitchen has enough storage and preparation space, two bedrooms and bathroom.



Outside there is a shared drive access that leads through to the single garage en-bloc at the rear which measures 2.74m x 5.26m (9'0" x 17'03").

Description

Stairs to second floor

Entrance hall

Lounge  
4.52m x 3.58m (14'10" x 11'09")

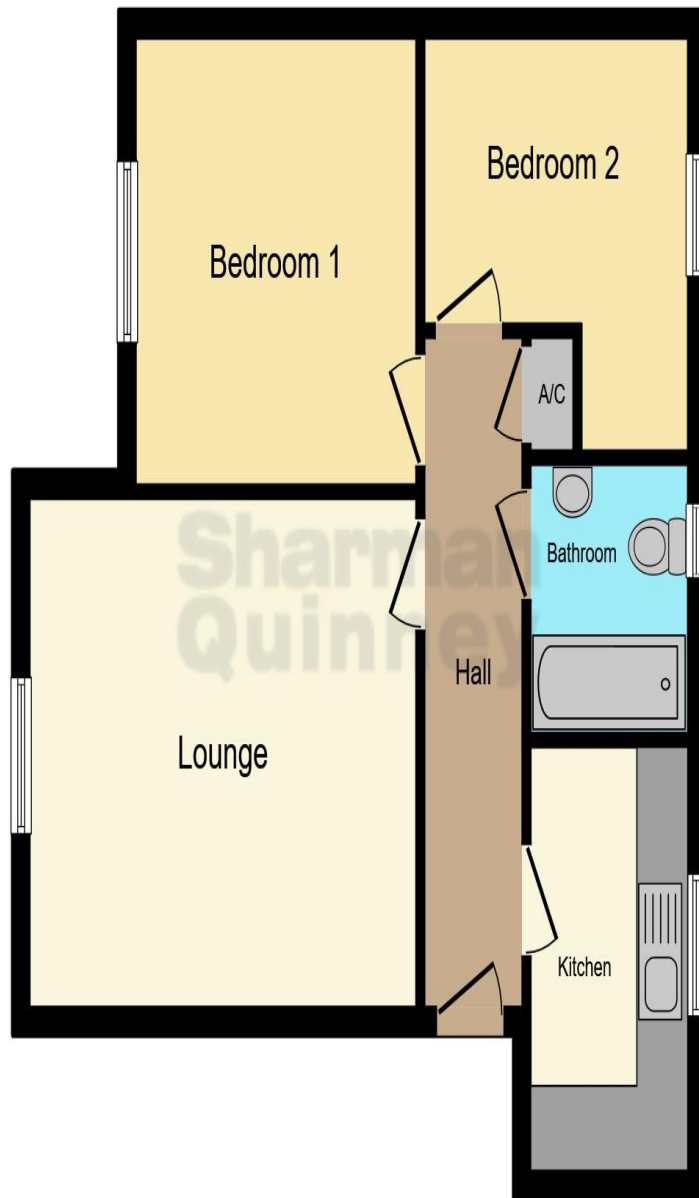
Kitchen  
2.97m x 1.85m (9'09" x 6'01")

Bedroom 1  
3.25m x 3.12m (10'08" x 10'03")

Bedroom 2  
3.07m x 1.98m ex recess (10'01" x 6'06" ex recess)

Bathroom





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](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01733 346111**



# Selling your property?

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

 01733 346111

 50 Hargate Way, Hampton Hargate,  
Peterborough, Cambridgeshire, PE7 8DS

 hampton@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://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: :HAM203383 - 0002