



Lavenham Court, Peterborough  
**Offers in Region Of £140,000 Leasehold**

**Sharman  
Quinney**



# Key Features

 2  1  C  A



125 Years remaining as of 25 Mar 1990

£100.00 Ground Rent

Review due: No review due during term of lease

£2300.00 Service Charge

Review due: No review due during term of lease

- First Floor Flat
- Two Bedrooms
- Off Road Parking for One Car
- Garage
- Views of St. Botolph's Green

As you step inside, you'll be greeted by the spacious and inviting hallway leading you through to the heart of the home. The upgraded kitchen has plenty of preparation and storage space making it a chef's delight or simply ideal to enjoy your morning coffee in before the day starts.



The cosy lounge has natural light flooding through the room making it the ideal space for the family to relax and unwind in whilst admiring the glorious views across St Botolph's Green.

As we walk through the apartment you'll find the two well-proportioned bedrooms, bedroom 1 offers a relaxing and peaceful retreat, the additional bedroom is ideal for children guests or even a home office depending on your needs, and following through, you have a spacious family bathroom.

Outside there are wonderful views across St Botolph's Green and to the rear of the complex you'll find the allocated parking space for one car and access to the single garage en bloc.

Entrance hall

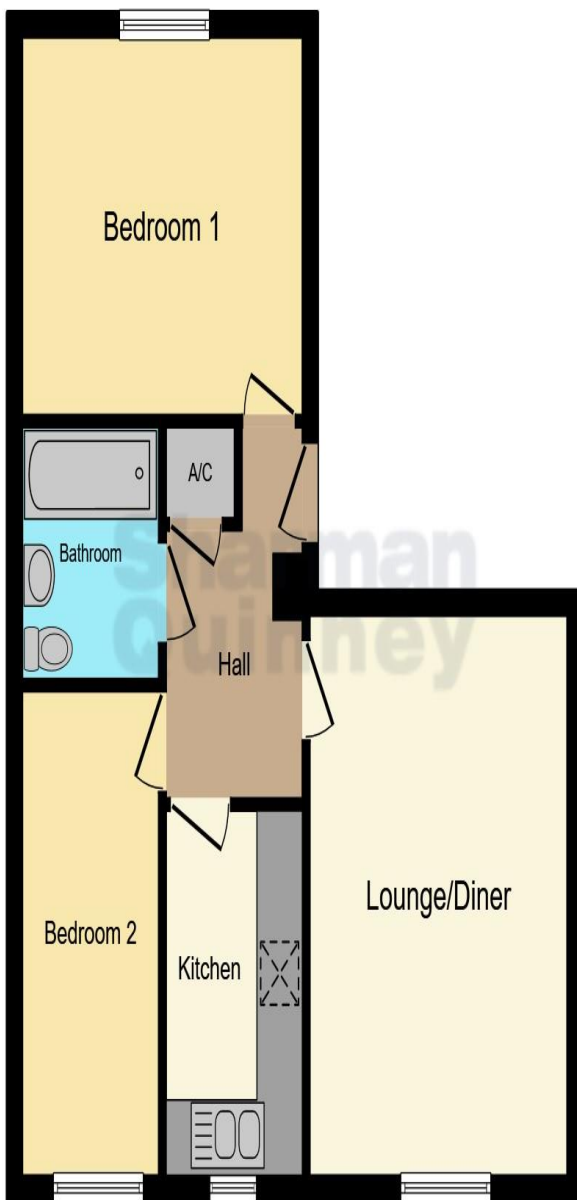
Lounge  
4.44m x 3.40m (14'07" x 11'02")

Kitchen  
2.82m x 1.78m (9'03" x 5'10")

Bedroom 1  
3.63m x 2.92m (11'11" x 9'07")

Bedroom 2  
3.84m x 1.68m (12'07" x 5'06")





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)

## Bathroom

Outside the property has wonderful views over St Botolph's Green. Parking, no problem there is a allocated parking space at the rear of the complex for one car and single garage en bloc measuring 5.08m x 2.46m (16'08" x 8'01").

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



# Selling your property?

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

 01733 346111

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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.

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