



Garrick House High Street, Peterborough PE2 8DR

welcome to

Garrick House High Street, Peterborough

Based in popular Fletton High Street, this very nicely presented, large Ground Floor Apartment is ideal for 1st Time Buyer, Retired couple or Buy to Let investment. It Boasts open plan Living / Dining & Modern Kitchen, Shower Room, Two Double Bedrooms & Hallway. Allocated Parking.



Hallway

Living / Dining / Kitchen

15' 9" x 15' 7" (4.80m x 4.75m)

Bedroom One

13' x 12' 1" (3.96m x 3.68m)

Bedroom Two

12' 1" x 9' 3" (3.68m x 2.82m)

Shower Room

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.



view this property online williamhbrown.co.uk/Property/FLE103699



welcome to

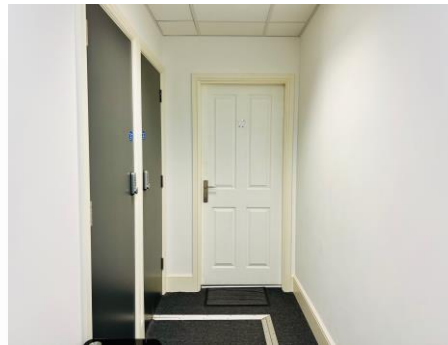
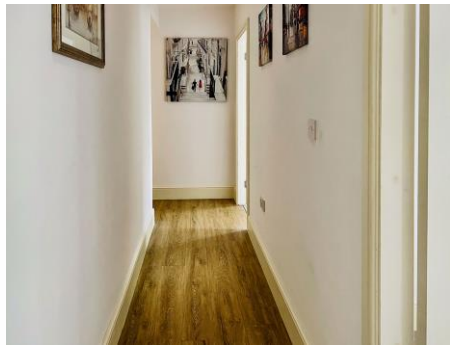
Garrick House High Street, Peterborough

- Great size, Ground Floor, Two Bedroom Apartment
- Fresh Decor, Kitchen and Shower room
- Double Bedrooms
- Allocated Parking
- Secure Door entry system

Tenure: Leasehold EPC Rating: B

offers in excess of

£120,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
FLE103699 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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