



**Glebe Road, Peterborough PE2 8BG**



**welcome to**

## **Glebe Road, Peterborough**

- FIRST FLOOR APARTMENT
- ONE BEDROOM
- SPACIOUS LOUNGE
- KITCHEN
- OPPORTUNITY TO PURCHASE UPSTAIRS AND DOWNSTAIRS APARTMENT AS FREEHOLD

Tenure: Leasehold EPC Rating: D

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.

**\*\*\*DON'T MISS OUT\*\*\***

William H Brown is pleased to offer this unique and full of character First Floor

Apartment is in a sort after area of Old Fletton. and is close to local schools, amenities, and a short walk to the city centre.

This property is perfect for commuters, being within walking distance of Peterborough train station with direct trains to London Kings Cross.

There is also easy access to the A1.

This lovely property comprises of Entrance Hall, Spacious Lounge, One Bedroom, Kitchen/Diner and a Bathroom.

There is no onward chain and an opportunity to purchase with the ground floor flat as freehold.

This property does have a current tenant.

There is no onward chain and an opportunity to purchase with the first floor flat as freehold.

### **Entrance Hall**

### **Lounge**

15' 1" x 12' 5" ( 4.60m x 3.78m )

### **Bedroom**

14' 1" x 11' 4" ( 4.29m x 3.45m )

### **Kitchen**

13' 7" x 11' 3" ( 4.14m x 3.43m )

### **Bathroom**

**view this property online** [williamhbrown.co.uk/Property/FLE104114](http://williamhbrown.co.uk/Property/FLE104114)



**Property Ref:**

FLE104114 - 0009

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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