



Cubitt Way, Woodston, Peterborough, PE2 9NF



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**£145,000**



## Key Features

- Spacious Third Floor Apartment
- STUNNING OUTLOOK TO FRONT ASPECT
- TWO DOUBLE BEDROOMS
- Open Plan Living Dining Kitchen
- En-Suite & Family Bathroom
- LIFT ACCESS, BALCONY & PARKING
- NO ONWARD CHAIN
- EPC rating D
- Leasehold





This third floor apartment benefits from a STUNNING OUTLOOK TO THE FRONT ASPECT, with LIFT ACCESS, PARKING and is being sold with NO ONWARD CHAIN. Making an ideal first-time home or investment opportunity, the accommodation comprises of an entrance hall, spacious open plan living dining kitchen with integrated appliances and access onto a balcony which enjoys the outlook to the front aspect, TWO DOUBLE BEDROOMS with the main bedroom hosting an en-suite shower room, as well as a further bathroom accessible from the entrance hall. Outside there is parking found to the rear, with secure access into the block where there are both stairs and lift access to the third floor landing.

#### Entrance Hall

Living Dining Kitchen 4m x 7.6m (13ft x 25ft)

#### Balcony

Bedroom One 3.8m x 3.4m (12.5ft x 11ft)

En-Suite Shower Room 1.7m x 1.8m (5.5ft x 6ft)

Bedroom Two 3.7m x 3.4m (12ft x 11ft)

Family Bathroom 1.8m x 3.4m (6ft x 11ft)

#### Parking

The property benefits from an allocated parking space, which is parking space number 42.

#### Lease

The length of the lease was an initial 999 years and commenced from 1st January 2005. An annual ground rent of £250.00 is payable yearly in advance, next falling due on 1st January 2024. The current annual service charge is £2,420.68. The ground rent and service charge equate to approximate monthly costs of £223 per month.

#### Council Tax Information

Local Authority: Peterborough City Council  
Council Tax Band: B

#### Disclaimer

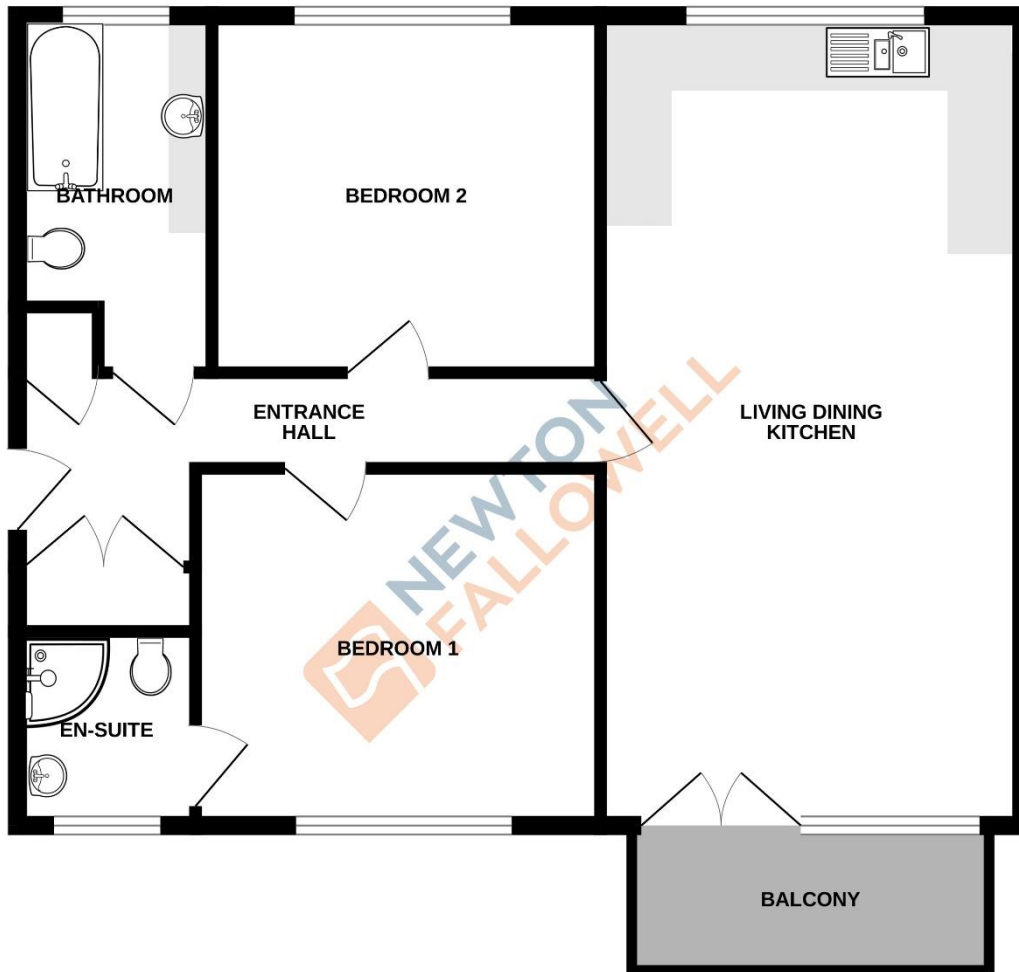
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#### Note to Buyers

Intending purchasers will be asked to complete our anti-money laundering and compliance checks, as well as provide evidence of funds in order to proceed with a successful offer. We would ask for your co-operation in order that there will be no delays with the agreed purchase.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance – we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.





TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

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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