



 **NEWTON**
FALLOWELL

98 Somerville, Werrington, Peterborough, PE4 5BD

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Key Features

- First Floor Apartment
- ONE DOUBLE BEDROOM
- Spacious Lounge Diner & Kitchen
- Three-Piece Family Bathroom
- GARDEN & PARKING
- Ideal First-Time Home or Investment
- NO ONWARD CHAIN
- EPC Rating TBC
- Leasehold

£90,000





This first floor ONE BEDROOM apartment is being sold with NO ONWARD CHAIN, situated within a popular cul-de-sac position in Werrington, making an ideal first-time home or investment opportunity. The accommodation is accessed via its own separate entrance from the ground floor, with stairs rising to the first floor lounge diner, hosting access onto the kitchen, whilst an inner hall connects the lounge diner to the double bedroom, which benefits from useful built-in storage, as well as the three-piece family bathroom. Outside there is both garden and allocated parking, with the apartment being situated within close proximity to bus routes and amenities, such as the Werrington Centre.

Leasehold

The lease commenced on 7th October 2015 with an initial 99 year term leaving an approximate term of 89 years on the lease at present. We have been advised of an annual service charge payable of £33, in addition to ground rent payable half-yearly of £37.70.



Entrance Hall

Lounge Diner 4.57m x 2.71m (15'0" x 8'11")

Kitchen 3.38m x 1.71m (11'1" x 5'7")

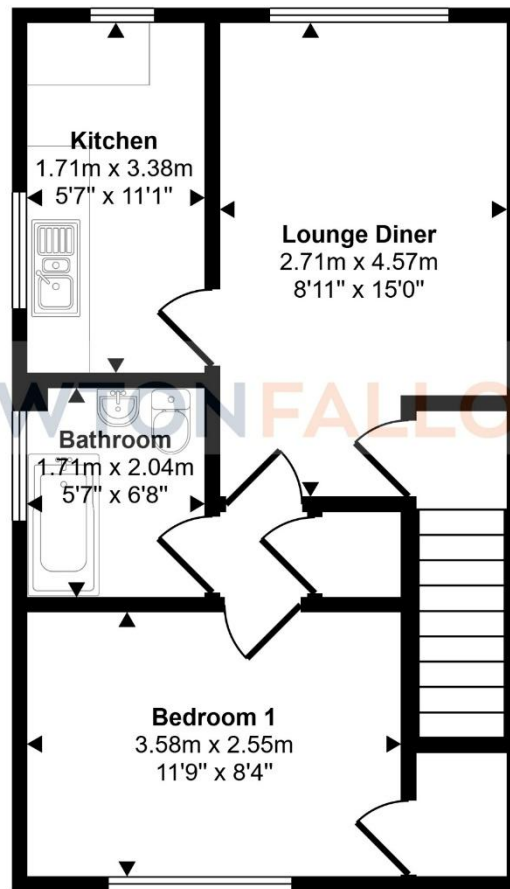
Bedroom One 2.55m x 3.58m (8'5" x 11'8")

Family Bathroom 2.04m x 1.71m (6'8" x 5'7")

Werrington

Werrington is a suburb of Peterborough, situated to the northern outskirts of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Werrington offers a local bus route, as well as a wealth of amenities to include Werrington shopping centre hosting a selection of local shops and cafe, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, petrol stations, various pubs such as The Dragon and the Three Horseshoes, The Cherry House restaurant, local takeaways such as fish and chip shops and Chinese, as well as local schooling such as Werrington Primary School, William Law and Ken Stimpson Secondary School. The Werrington Leisure Centre offers a range of sports and fitness facilities including a sports hall, squash courts, tennis courts, football pitches and fitness classes, whilst Bannatyne's Health Club and Spa provides further fitness classes, a gym and spa facilities.

Approx Gross Internal Area
38 sq m / 407 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SCAN ME