



65 Axiom Avenue, Peterborough, PE3 7EH

 **NEWTON FALLOWELL**

 2  1  1

Key Features

- Second Floor Apartment
- TWO BEDROOMS
- Spacious Lounge Diner & Kitchen
- Three-Piece Family Bathroom
- Communal Parking
- Ideal First-Time Home or Investment
- NO ONWARD CHAIN
- EPC Rating D
- Leasehold

£120,000





This second floor apartment benefits from REFURBISHMENT to include a RE-FITTED BOILER (approximately 3 years ago) and NEW WINDOWS (approximately 4 years ago), being sold with NO ONWARD CHAIN and making an ideal first-time home or investment opportunity. The accommodation is accessed via a communal staircase, with the apartment offering an entrance hall, spacious lounge diner, kitchen, TWO BEDROOMS and a three-piece family bathroom. Outside there is communal parking to the front aspect.

Entrance Hall

Lounge Diner 3.14m x 4.9m (10'4" x 16'1")

Kitchen 2.3m x 2.36m (7'6" x 7'8")

Bedroom One 3.74m x 3.32m (12'4" x 10'11")

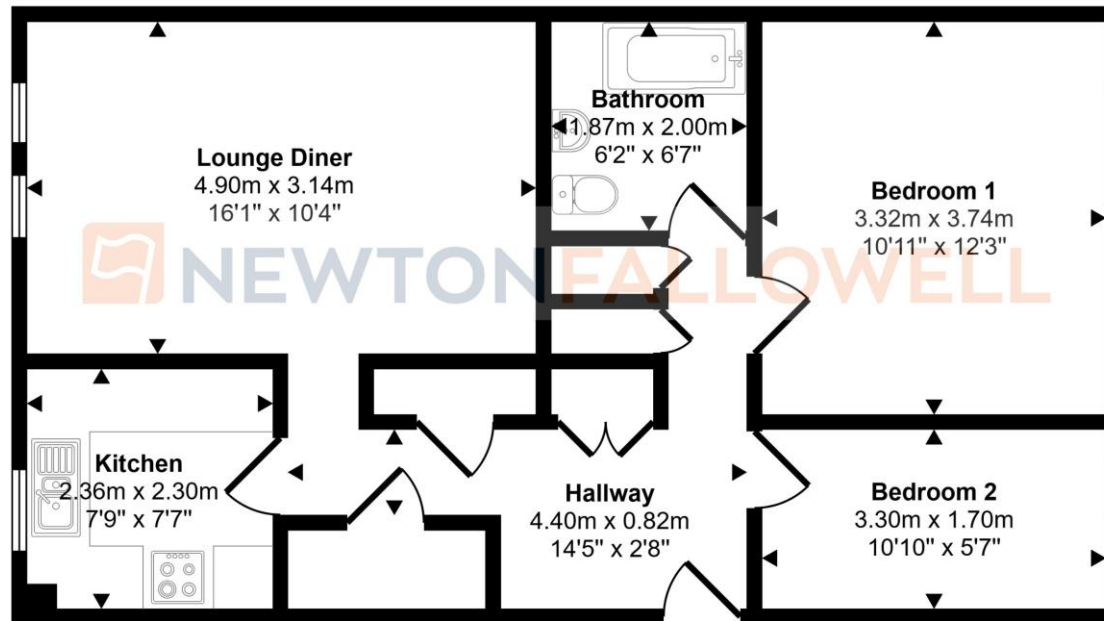
Bedroom Two 1.7m x 3.3m (5'7" x 10'10")

Family Bathroom 2m x 1.87m (6'7" x 6'1")

Lease

The lease commenced on 20th August 1990 for the term of 125 years, with approximately 90 years remaining on the lease at present. We have been advised of weekly combined service charge and ground rent payments equating to £28.72, which equates to an annual amount of approximately £1,493.44.

Approx Gross Internal Area
58 sq m / 623 sq ft



Floorplan

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