



Connells

Lavenham Court
Peterborough

Lavenham Court Peterborough PE2 7ZF

for sale offers in excess of
£110,000



Property Description

Located in the desirable residential area of Botolph Green in Orton Longueville, this well-maintained one-bedroom flat offers a perfect blend of comfort and convenience. The property features a spacious living area, a separate fitted kitchen, a good-sized double bedroom, and a bathroom. The neutral decor throughout makes it move-in ready, while large windows provide plenty of natural light. The flat also benefits from allocated parking, making it a great choice for professionals or commuters. Set in a quiet and well-kept development, with easy access to local amenities, green spaces, and transport links, this home is ideal for first-time buyers, downsizers, or buy-to-let investors.

Well-presented 1-bedroom flat in the sought-after area of Botolph Green, Orton Longueville, offering comfortable living with allocated parking. Ideal for first-time buyers or investors.

Entrance Hall

Door to front, stairs to first floor.

Lounge

Window to front and electric heater.

Kitchen

High and low level storage with worktops over, sink/drainer, space for washing machine/fridge freezer, oven with electric hob and hood and heater.

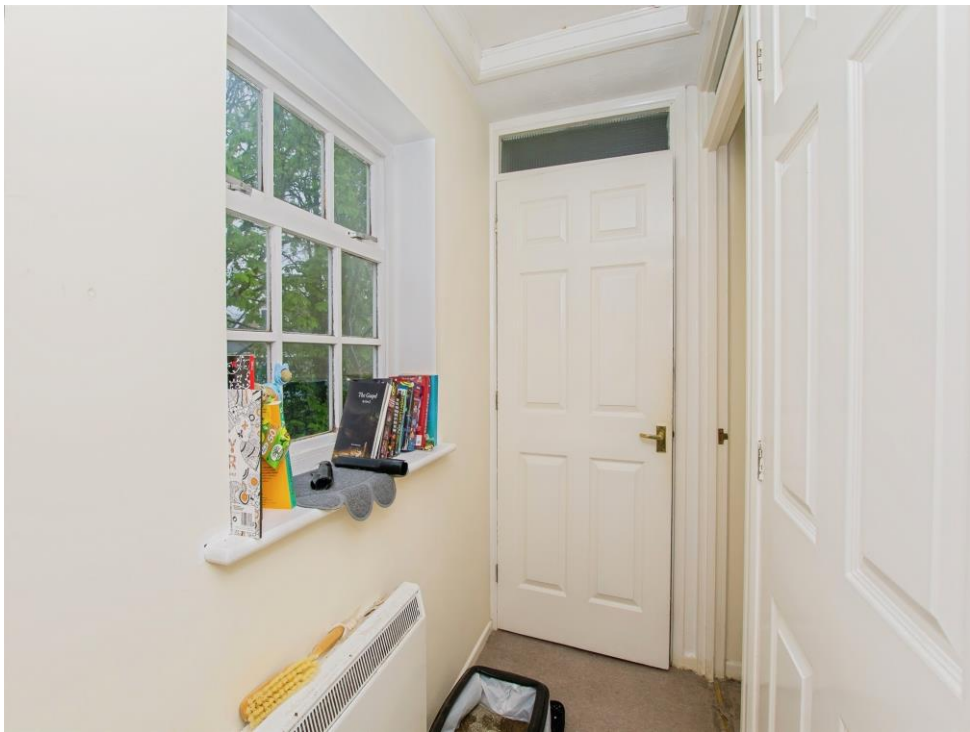
Bedroom One

Window to front and electric heater.

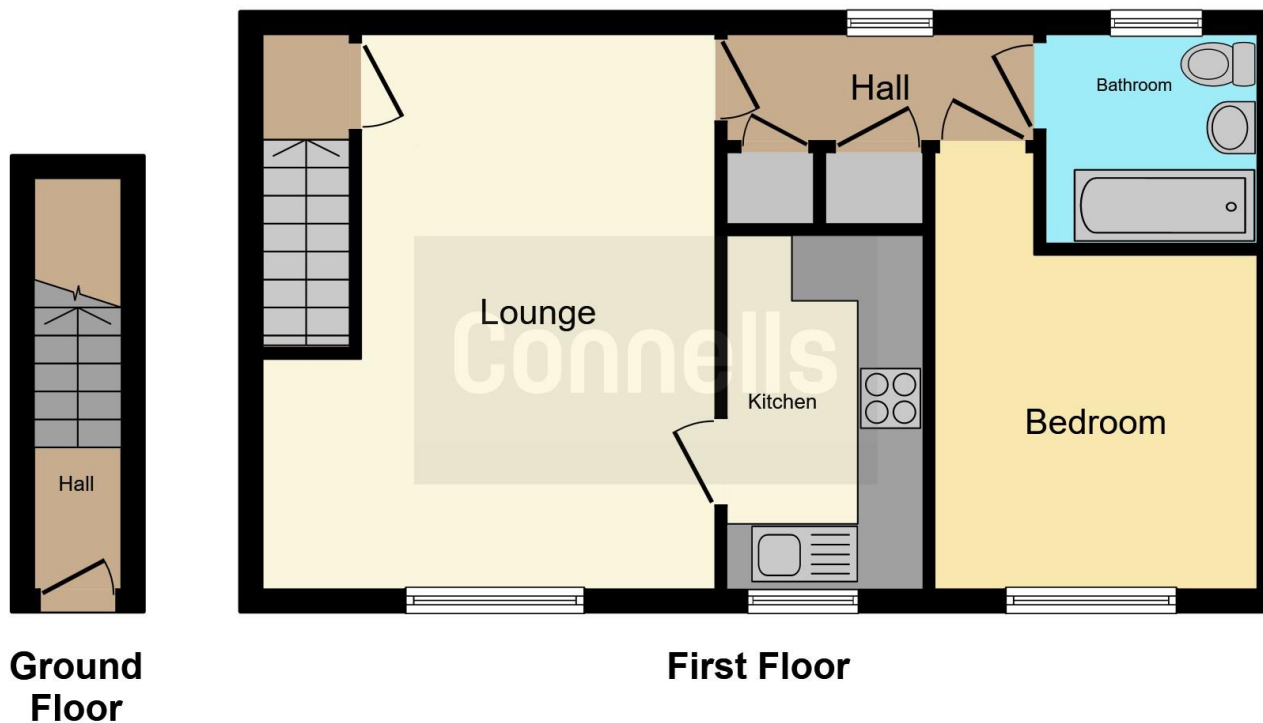
Bathroom

Laminate flooring, tiled walls, WC, wash hand basin and window to rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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14 Cowgate
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EPC Rating: E Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312012

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.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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