



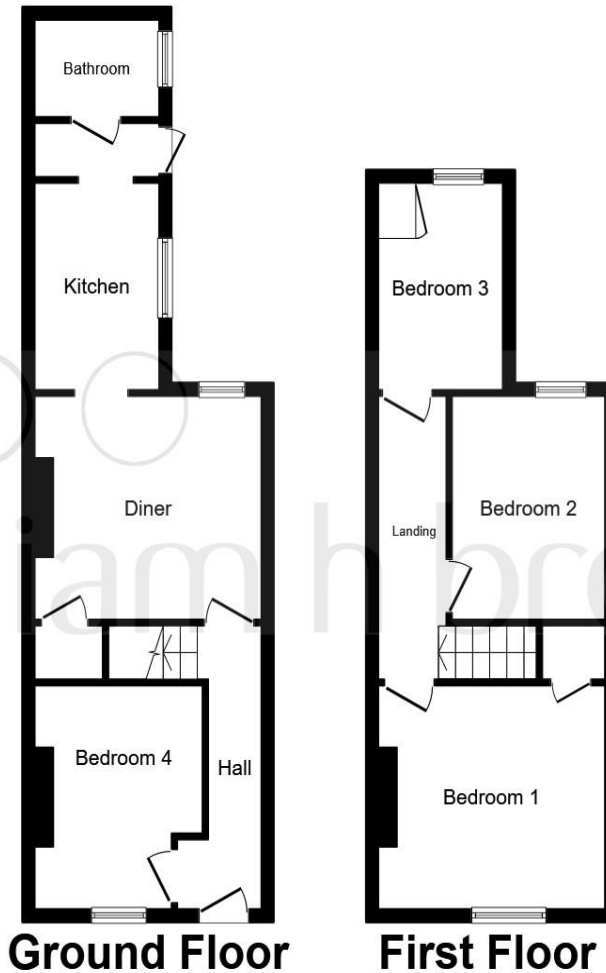
Crown Street, Peterborough PE1 3HX

welcome to

Crown Street, Peterborough

SUPERB INVESTMENT OPPORTUNITY to purchase a portfolio of neighbouring properties on Crown Street. The portfolio consists of 2 x 3 bedroom properties plus a further 3 properties each of which has been converted into 2 bedroom flats (6 flats in total) These properties are all on separate titles. Also included in the sale is a plot of land to the rear which measures approximately 0.26 acres (subject to measure). The GROUND FLOOR APARTMENT has use of the COURTYARD STYLE GARDEN.





Three Bedroom Home

Three Bedroom Home

Ground Floor Apartments

Bedroom

Lounge Diner

Kitchen

Bathroom

Upper Floor Apartments

Entrance

Stairs

Bedroom

Bathroom

Kitchenette

N.B.

The photos are a mixture of all the properties and not specific to one.

Agents Note

"Agents Note; It is our understanding that the properties are not yet registered at the Land Registry and therefore leases will need to be created for each unit known as 21, 23 & 25 Crown Street. This should take place during the buyers conveyance in preparation for the completion of sale. Your conveyancer will take the necessary steps to advise with regard to the creation of lease and the potential timeframes involved."

Epc Ratings

The EPC uploaded is for 29 Crown st, Certificate Numbers as follows:

- 21 - Energy Rating D
- 21a - Energy Rating D
- 23 - Energy Rating C
- 23a - Energy Rating E
- 25 - Energy Rating D
- 25a - Energy Rating C
- 27 - Energy Rating D

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).
Plan produced for William H Brown. Powered by www.focalagent.com

welcome to

Crown Street, Peterborough

- INVESTMENT OPPORTUNITY
- PORTFOLIO OF PROPERTIES
- 3 HOUSES CONVERTED INTO 6 x ONE BEDROOM FLATS & 2 x 3 BEDROOM HOUSES
- .60 OF AN ACRE OF LAND TO THE REAR (APPROX SUBJECT TO MEASURE)
- POPULAR AREA

Tenure: Freehold EPC Rating: D

£900,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PCG117656](https://www.williamhbrown.co.uk/Property/PCG117656)



Property Ref:
PCG117656 - 0019

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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