



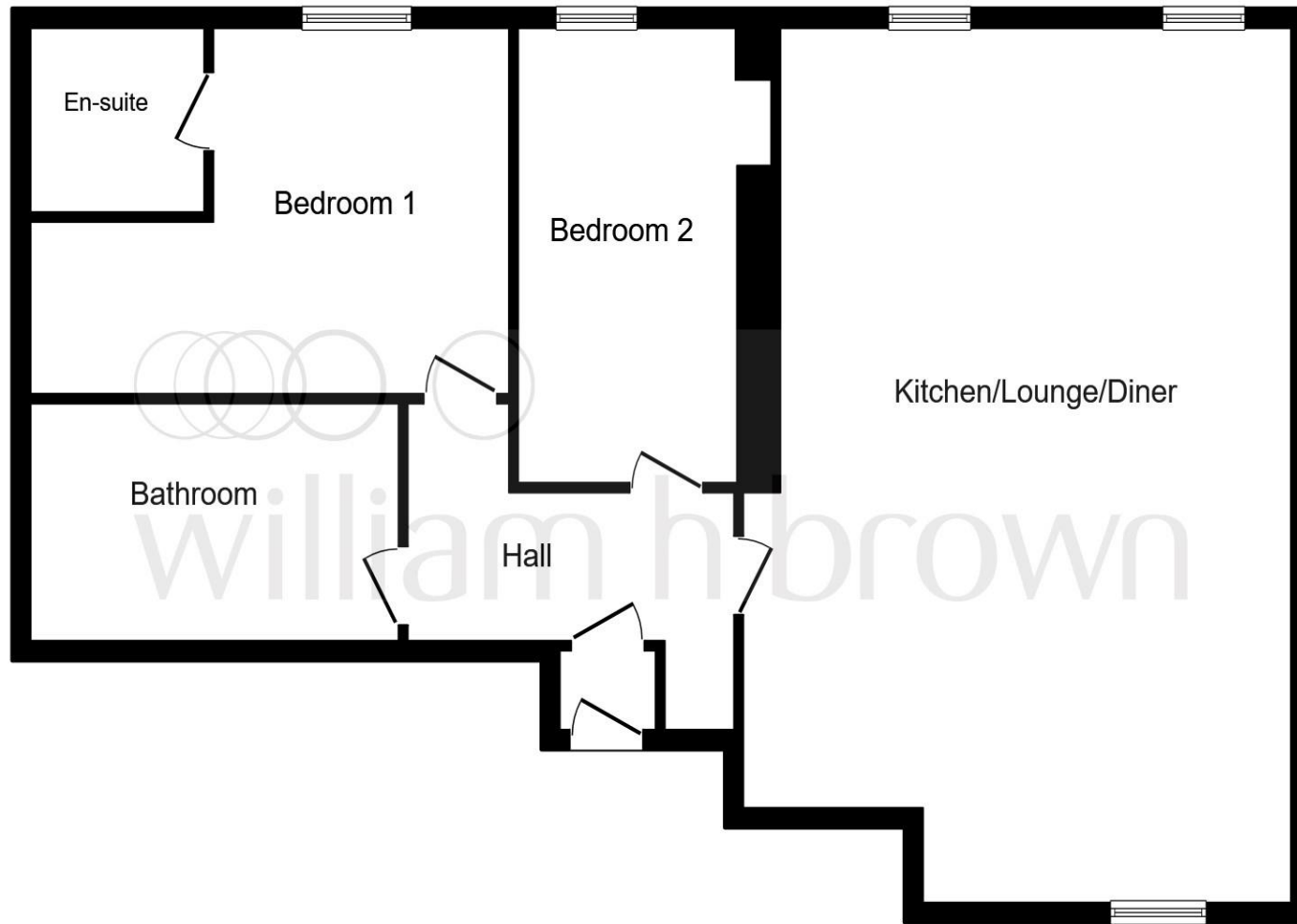
Crawthorne Street, Peterborough PE1 4AD

welcome to

Crawthorne Street, Peterborough

CALLING ALL INVESTORS! GREAT BTL INVESTMENT. TENANTS IN SITU. Currently achieving 6.3% Rental Yield. Retaining many of this previously industrial building history. This FIRST FLOOR APARTMENT is walking distance away for the City Centre and requires viewing to appreciate the sheer size of the accommodation offer. The accommodation comprises ENTRANCE HALL, OPEN PLAN LOUNGE/DINER/KITCHEN, LOWER LEVEL HALLWAY, TWO BEDROOMS, EN-SUITE & FAMILY BATHROOM. Outside is ALLOCATED PARKING.





Entrance Hall

Lounge / Diner / Kitchen

29' 3" x 17' 4" (8.92m x 5.28m)

Lower Level Hallway

Bedroom One

14' 5" x 12' (4.39m x 3.66m)

En-Suite

Bedroom Two

14' 2" x 11' max (4.32m x 3.35m max)

Bathroom

10' 6" x 7' 4" (3.20m x 2.24m)

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

Crawthorne Street, Peterborough

- STYLISH OPEN PLAN LIVING
- TWO BEDROOM APARTMENT
- EN-SUITE
- ALLOCATED PARKING
- CLOSE TO TOWN
- GREAT INVESTMENT OPPORTUNITY
- TENANTS IN SITU

Tenure: Leasehold EPC Rating: C

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.

fixed price

£165,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/PCG117907](https://www.williambrown.co.uk/Property/PCG117907)



Property Ref:
PCG117907 - 0026

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.

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