









welcome to

Deerleap, Bretton Peterborough

"Immaculately presented Apartment" Based in Bretton, this wonderful large two Bedroom apartment has just been fully refitted with new Kitchens and Bathrooms, fresh Flooring and Decoration. Based on the First Floor, it boasts ample storage, Tiled Bathroom with Electric Shower over, Modern new Kitchen with Electric Hob and Oven, Lounge Diner. To the outside, Communal Gardens and Parking and Garage on block. Viewings Highly Recommended















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

Hallway

Living Dining Room

16' 8" x 10' 7" (5.08m x 3.23m)

Kitchen

10' 8" x 8' 8" (3.25m x 2.64m)

Bathroom

Bedroom One

14' 4" x 10' 8" (4.37m x 3.25m)

Bedroom Two

8' 8" x 7' 1" (2.64m x 2.16m)

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- 1st Floor, 2 Bedroom Apartment in Bretton
- Ideal 1st Time Buyers, close to Hospital and Bretton Centre
- New modern Kitchen, Bathroom, Décor and Flooring
- Gas Central Heating
- Garage
- · Communal Gardens and Parking
- Current EICR and Gas Safety in place for a Buy to Let investor
- NO FORWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1300.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

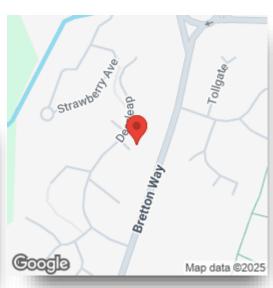
guide price

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG121704



Property Ref: PCG121704 - 0006 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.

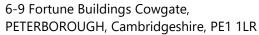


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