



Flat 3 Atkinson Street, Peterborough PE1 5HW

welcome to

**Flat 3 Atkinson Street,
Peterborough**

- Two Bedroom Apartment
- Central Peterborough Location
- Close to City Centre, Transport Links and amenities
- Currently Tenanted - Ideal Investment Purchase
- Strong Rental demand area

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

guide price

£130,000

Located on Atkinson Street, Peterborough, the property is currently tenanted, providing instant rental return from day one. The apartment forms part of a well-positioned development within easy reach of Peterborough city centre, local amenities, transport links and employment hubs, making it consistently attractive to tenants. The accommodation comprises a welcoming entrance hall, a spacious open-plan living area, fitted kitchen, two well-proportioned bedrooms and a modern bathroom. The layout is practical and well suited to the rental market. A key benefit of the property is the very long lease, offering long-term security and peace of mind for investors. The combination of location, tenant demand and lease length make this a strong addition to any buy-to-let portfolio.

view this property online williamhbrown.co.uk/Property/PCG123211



Property Ref:

PCG123211 - 0002

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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