

for sale

£110,000



## Home Pasture Peterborough PE4 5AY

Being offered for sale CHAIN FREE and boasting a fantastic location with amenities close by, this one bedroom apartment would make a great first home, investment or downsize option. With ZERO leasehold charges you have nothing to lose. Come and take a look!





# Home Pasture Peterborough PE4 5AY

## Entrance Hall

Double glazed door into the main entrance. Telephone point, smooth ceiling with smoke alarm and doors off onto the living area/lounge and shower room.

## Shower Room

9' 8" max x 3' 9" max ( 2.95m max x 1.14m max )

Fully refurbished and being fully tiled. Comprises of a three piece suite to include a shower cubicle with bifold door with a mains fed shower fitted, a wash hand basin with mixer tap over and a WC with dual flush. Extractor, smooth ceiling and a frosted UPVC double glazed window to the front.

## Bedroom

11' 2" x 9' 9" ( 3.40m x 2.97m )

Wall mounted electric heater, smooth ceiling, UPVC double glazed window to the rear.

## Kitchen/Lounge

18' 8" x 6' 6" ( 5.69m x 1.98m )

Comprising a range of refitted wall and base level units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Cookerpoint, plumbing for washing machine, gas boiler (servicing the hot water), extractor, wall mounted electric storage heater, TV and cable points, smooth ceiling, UPVC double glazed window and fully glazed UPVC door into the garden.



## Garden

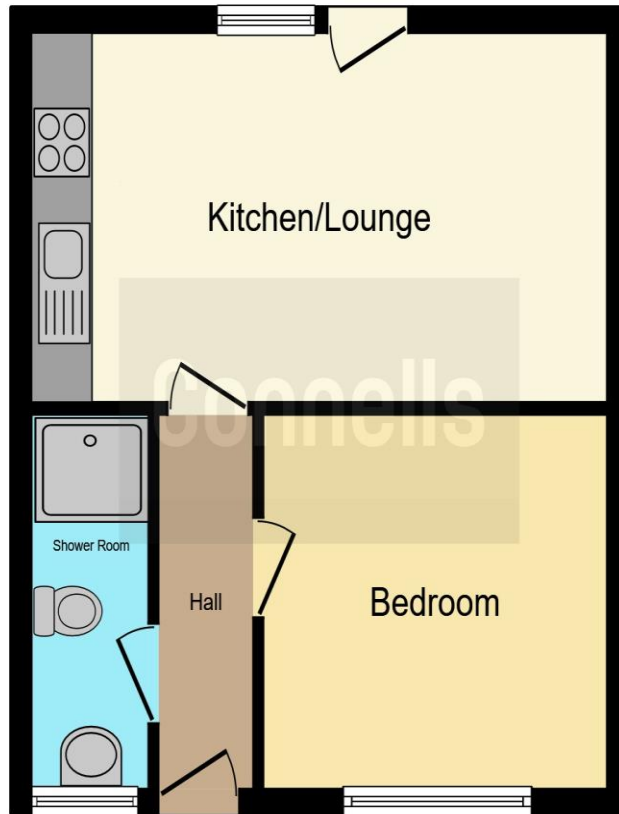
Paved ornamental garden with side borders, timber built shed and being surrounded by a timber built fence.

## Parking

Allocated parking to the front







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](http://www.focalagent.com)

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Unit 6 Staniland Way Werrington  
 PETERBOROUGH PE4 6NA

Property Ref: WRN305379 - 0004

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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