

for sale

**£100,000** Leasehold



**Holmes Way Peterborough PE4 7XZ**

## ALL ON ONE LEVEL

A great one bedroom flat in Paston and within easy reach of a local school and the bus route. The property benefits from a communal garden and its own garage. This would make a great investment or downsize option. Call 01733 579412 to view



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# Property Details

## Entrance

Front door into the main entrance via an intercom system. Radiator, two doors into storage cupboards, textured ceiling with mains fed smoke alarm. Doors off onto bathroom, kitchen, lounge and bedroom.

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

Double radiator, door into storage cupboard (with slated shelving), textured ceiling and UPVC double glazed window to the front.

## Bathroom

Comprising of a three piece suite to include a bath with mixer tap over and shower attachment, a wash hand basin with mixer tap and tiled splashbacks plus a WC with dual flush. Extractor, textured ceiling and frosted UPVC double glazed window to the rear.

## Kitchen 10' 8" max x 9' 2" max ( 3.25m max x 2.79m max )

Comprising a range of matching wall and base level units, worktops and a single drainer sink with taps over and tiled splashbacks. Cookerpoint, plumbing for a washing machine, space for a full standing fridge freezer, double radiator, gas boiler which services the hot water and central heating system, extractor, coving to textured ceiling and UPVC double glazed window to the rear.

## Lounge 14' 4" x 11' 10" ( 4.37m x 3.61m )

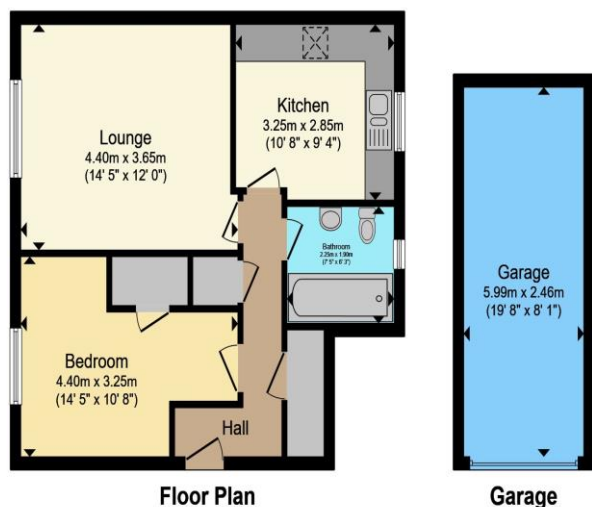
Double radiator, TV and telephone points, picture rail, textured ceiling and UPVC double glazed window to the front.

## Outside

There is use of a secure communal garden, brick built outbuilding.

## Garage

En bloc and fitted with a metal up and over door



Total floor area 65.3 m<sup>2</sup> (703 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01733 579412**

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Unit 6 Staniland Way Werrington  
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Property Ref: WRN305727 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 420.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jun 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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