

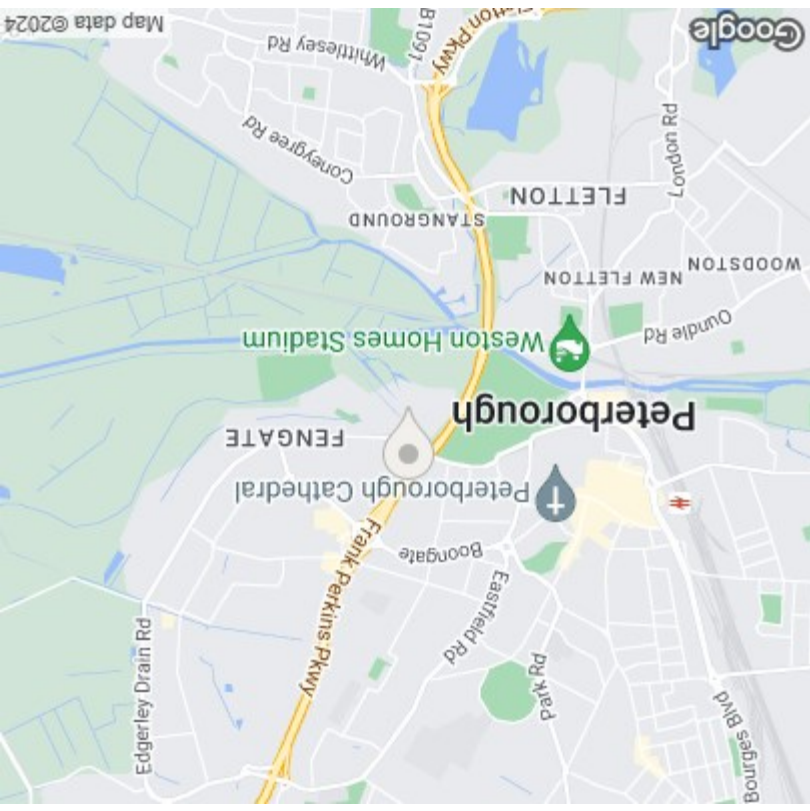
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
Energy Rating	Energy Efficiency Class
A	1-27 kWh/m <sup>2</sup>
B	27-35 kWh/m <sup>2</sup>
C	35-50 kWh/m <sup>2</sup>
D	50-62 kWh/m <sup>2</sup>
E	62-75 kWh/m <sup>2</sup>
F	75-90 kWh/m <sup>2</sup>
G	90-120 kWh/m <sup>2</sup>

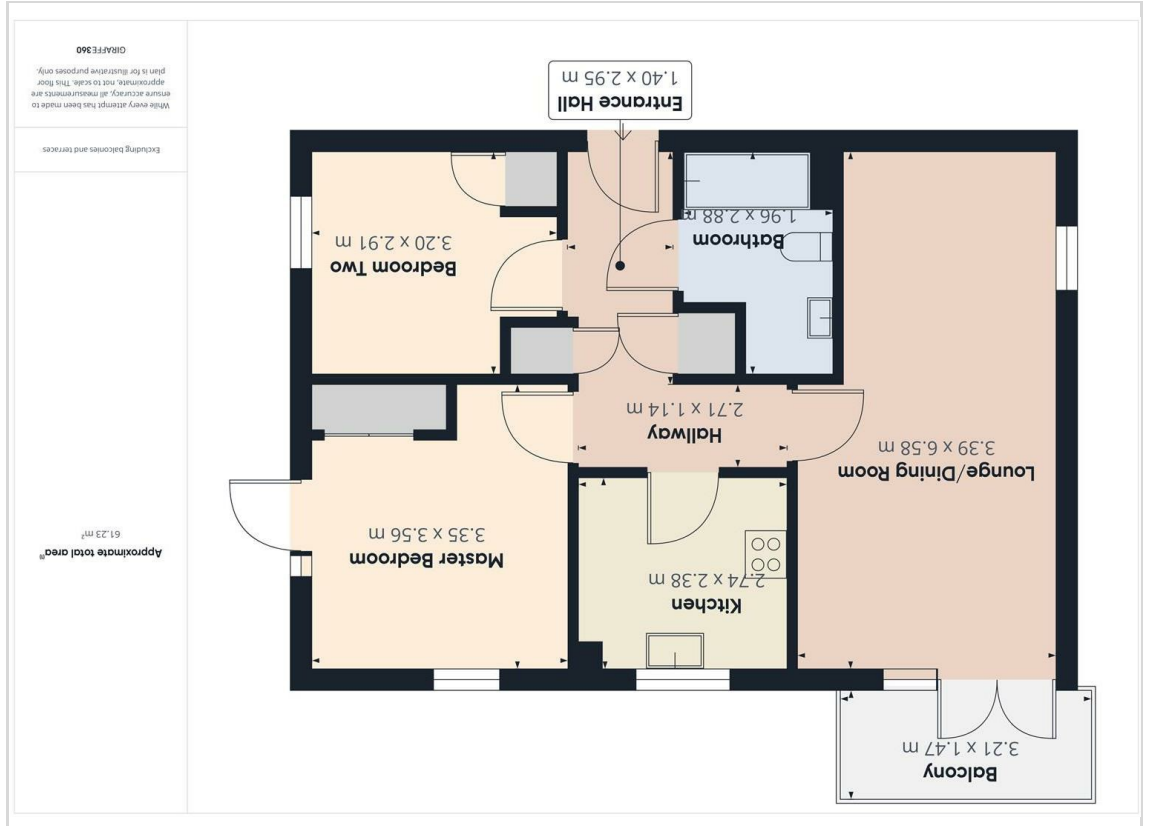
Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing







Area Map



Floor Plan



43 James Avenue  
 Peterborough, PE1 5BL  
 Guide Price £140,000

 2
  1
  1
  B



## 43 James Avenue

Peterborough, PE1 5BL

Guide Price £140,000 - £150,000

\*\*\*Sold with No Forward Chain\*\*\* City & County are excited to bring to the market this top floor APARTMENT that would make a FANTASTIC FIRST TIME BUY or INVESTMENT opportunity. The property offers convenient access to Peterborough City Centre and the mainline Railway Station. The accommodation briefly comprises entrance hall, kitchen with integrated white goods, TWO double bedrooms with built in wardrobes, storage cupboards and a three-piece family bathroom. The property gives direct access to a JULIETTE BALCONY from the master bedroom, there is a further separate outside balcony off the lounge with lovely views and an ALLOCATED PARKING SPACE. Please call the office to arrange your viewing today!

### Entrance Hall

4'7" x 9'8"

### Bedroom Two

10'5" x 9'6"

### Bathroom

6'5" x 9'5"

### Hallway

8'10" x 3'8"

### Master Bedroom

10'11" x 11'8"

### Kitchen

8'11" x 7'9"

### Lounge/Dining Room

11'1" x 21'7"

### Balcony

10'6" x 4'9"



**EPC - B**  
81/81

### Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 112 years

Ground rent £240 per annum

Service charge £1598.52 per annum

