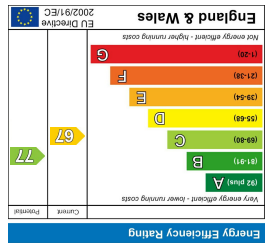


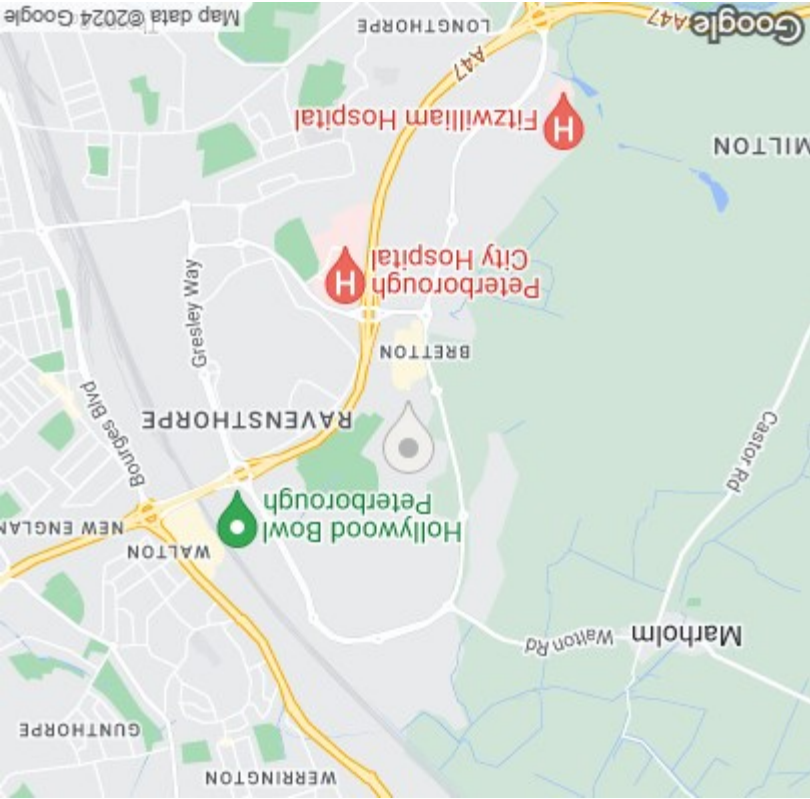
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.



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



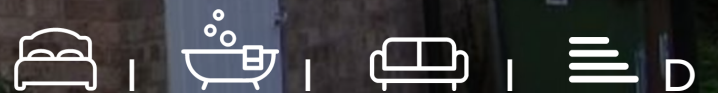
Floor Plan



117 Benland

Bretton, Peterborough, PE3 8EE

Offers In Excess Of £95,000



117 Benland

Bretton, Peterborough, PE3 8EE

*** Offered to the market with No Forward Chain! ***

City and County are pleased to market this ONE BEDROOMED MAISONETTE, located in Bretton. Surrounded by local amenities, within a short commute to Peterborough Hospital and local amenities. There is also a local school nearby. This home would be perfect for a young couple, first time buyers, downsizers, or even an investor looking to increase their portfolio.

The property briefly comprises, an entrance hall with under stairs storage and a room that could be used as further storage or a home office. Stairs to the first floor with doors leading to a double bedroom, and a further large storage cupboard. The kitchen is separate and is fitted with a range of matching base and eye level units, with space for a fridge/freezer, a tumble dryer, a washing machine and oven with electric hob with extractor hood over. There is a separate living/dining room with access to the balcony terrace outside. The bathroom is fitted with a three-piece suite comprising, a WC, wash hand basin, and a bath with a shower over. Outside offers the terrace giving an additional space, and parking is communal. Please call today to book your viewing. Virtual tour available!

Entrance Hall

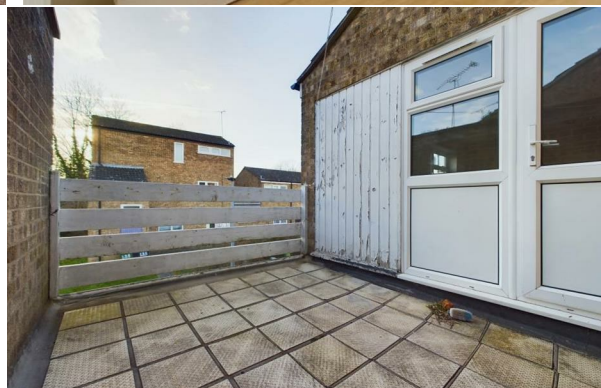
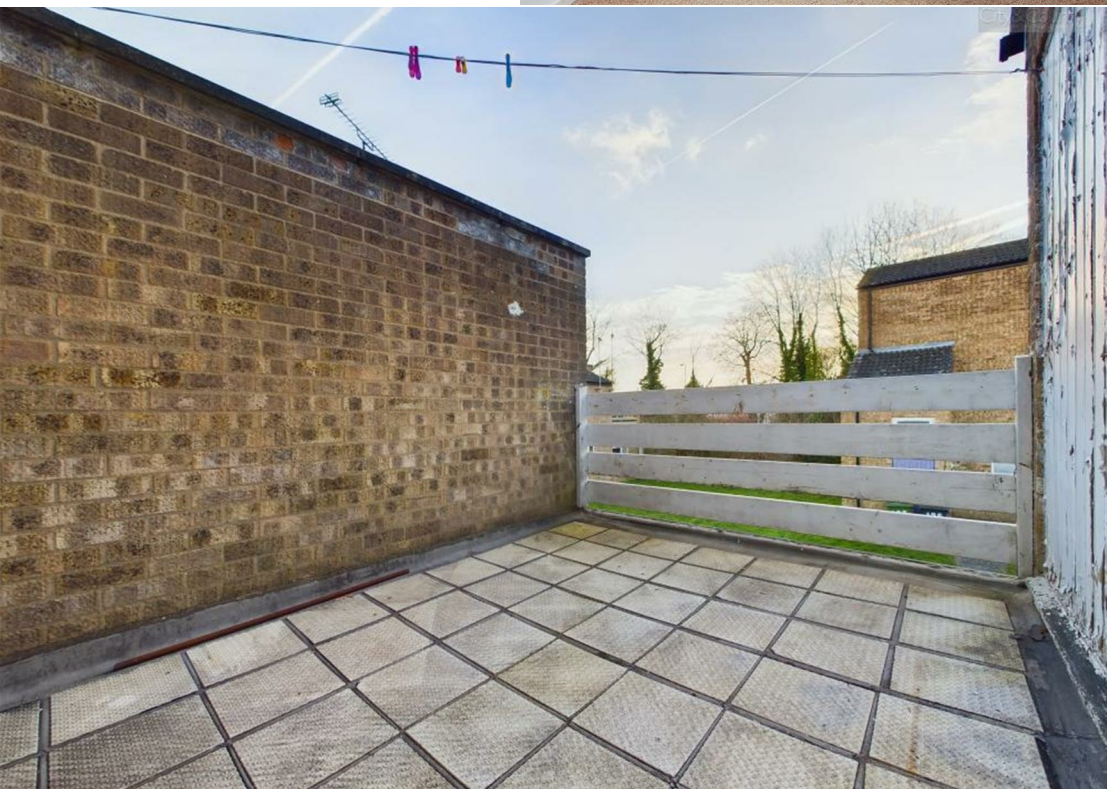
5'11" x 3'3"

Storage Room

5'0" x 5'8"

Landing

8'6" x 3'1"



Storage Room
2'11" x 6'4"

Bathroom
6'6" x 5'10"

Bedroom
8'5" x 13'6"

Living/Dining Room
16'9" x 10'7"

Balcony Terrace
7'10" x 10'6"

Kitchen
15'8" x 6'0"

EPC - D
67/77

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 - 103 years

Ground rent £10 per annum

Service charge £TBC

DRAFT DETAILS AWAITING VENDOR APPROVAL

