

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	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Any energy efficient - lower running costs
 Climate: Average
 EU Directive 2002/91/EC

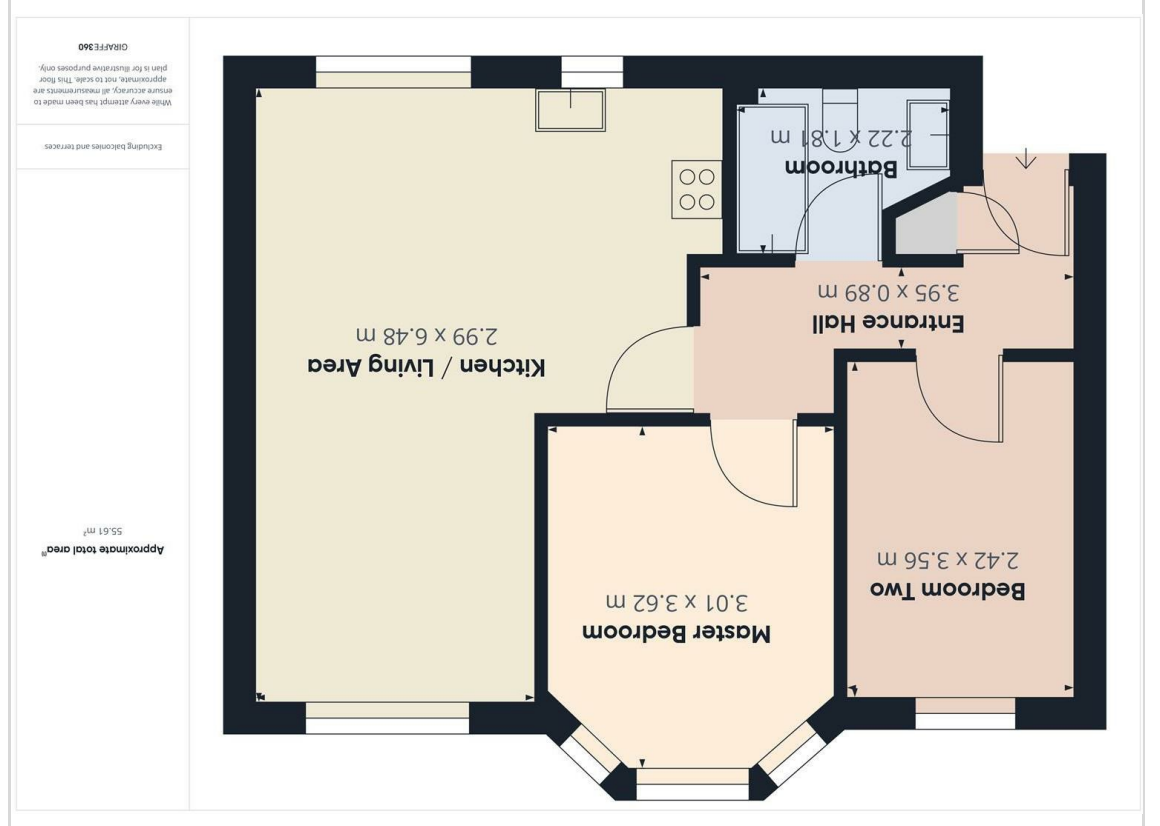
Energy Efficiency Graph

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



6 Silver Birch Court

Wittering, Peterborough, PE8 6BY

Offers In Excess Of £140,000



6 Silver Birch Court

Wittering, Peterborough, PE8 6BY

City and County are pleased to market this spacious, two-bedroom, second floor apartment located in the quiet village of Wittering, Peterborough. Offering easy access to the A1, a short drive to Peterborough city centre and Stamford, this property is the ideal purchase for a first-time buyer or investor.

Briefly comprising, an entrance hall, two double bedrooms, a family bathroom fitted with a three-piece suite comprising, a WC, a wash hand basin and a bath with a shower over. Open plan kitchen, dining and living space fitted with a matching range of base and eye level units, with space for a washing machine and a fridge/freezer. Integrated oven with a four-ring gas hob and an extractor over. To the rear, there are stunning field views. To the front, there is access to the two allocated parking spaces. Please call today for viewing!

Entrance Hall

12'11" x 2'11"

Kitchen/Living Area

9'9" x 21'3"

Master Bedroom

9'10" x 11'10"

Bedroom Two

7'11" x 11'8"

Bathroom

7'3" x 5'11"

EPC - B

83/83



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 - 108 years

Ground Rent and Service Charge combined - £1152 per annum

DRAFT DETAILS AWAITING VENDOR APPROVAL

