

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Disclaimers: 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 Rating	
Current	Assumed
83	83
A	A
B	B
C	C
D	D
E	E
F	F
G	G

EU Directive 2002/91/EC
The energy indicator - higher ratings are better

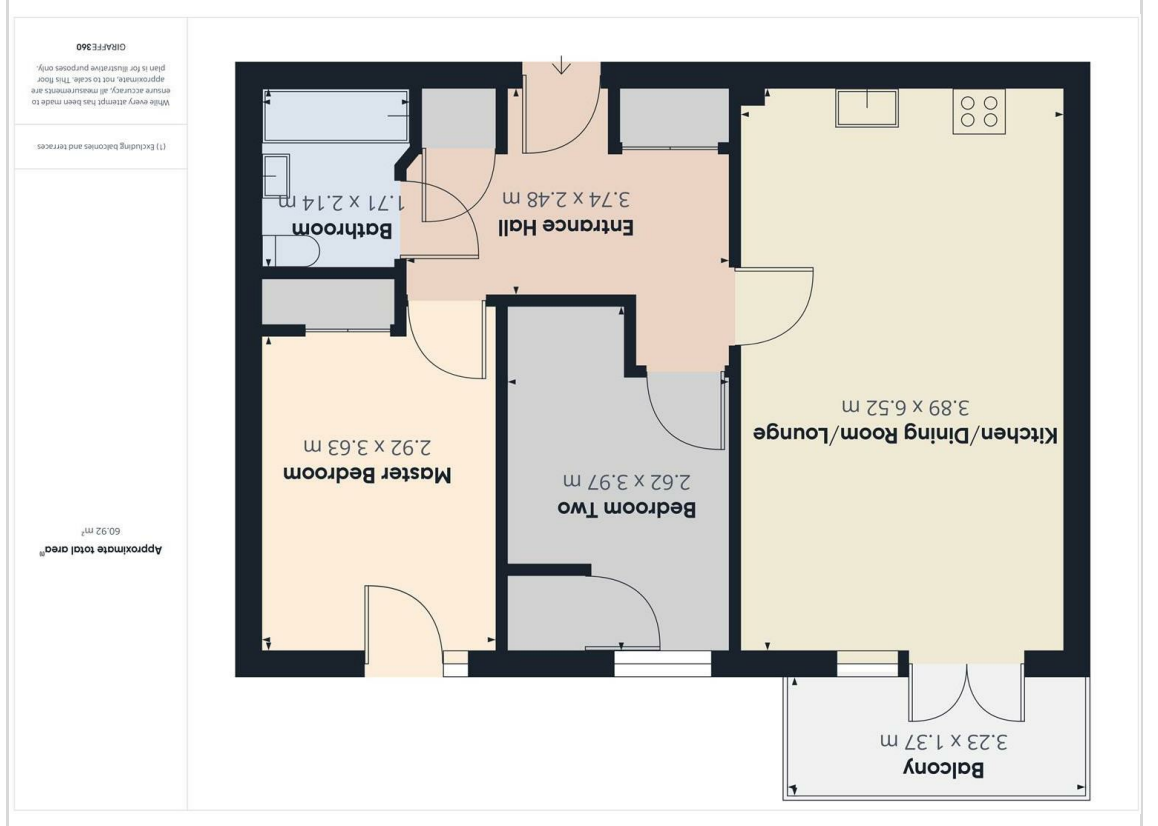
Energy Efficiency Graph

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



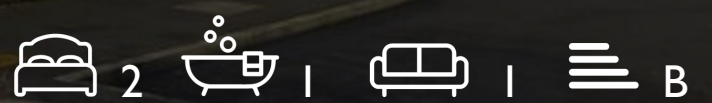
Floor Plan



James Avenue

Peterborough, PE1 5BL

Guide Price £145,000



James Avenue

Peterborough, PE1 5BL

Guide Price £145,000 - £155,000

City and County are pleased to market this immaculate, two bedroom, first floor apartment located in the City Centre of Peterborough. Offering immaculate condition throughout, allocated parking, and is within walking distance of Peterborough Train Station, this property is the ideal first-time purchase or investment.

Briefly comprising, a spacious entrance hall, family bathroom that is fitted with a three-piece suite comprising, a WC, a wash hand basin, and a bath with a shower over. Two double bedrooms, with the master bedroom benefitting from a Juliete balcony. Open plan kitchen/dining/ lounge that is fitted with a range of matching base and eye level units, with an integrated oven, and a four-ring hob with an extractor over. Other integrated white goods such as dishwasher and fridge/freezer. French doors leading to the balcony. Outside of the property there is access to the allocated parking, and the public footpath leading to Peterborough City Centre. Please call today for a viewing!

Entrance Hall

12'3" x 8'1"

Kitchen/Dining Room/Lounge

12'9" x 21'4"

Balcony

10'7" x 4'5"

Master Bedroom

9'6" x 11'10"

Bathroom

5'7" x 7'0"



Bedroom Two

8'7" x 13'0"

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 - 114 years

Ground rent £275 per annum
Service charge £1200 per annum

