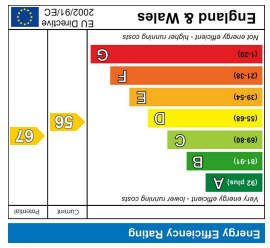
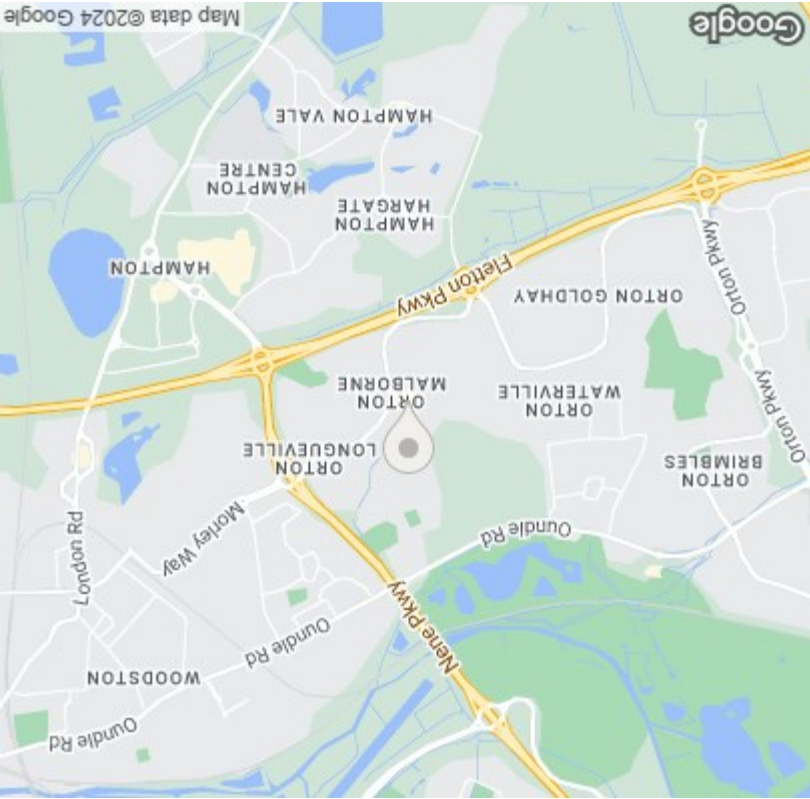


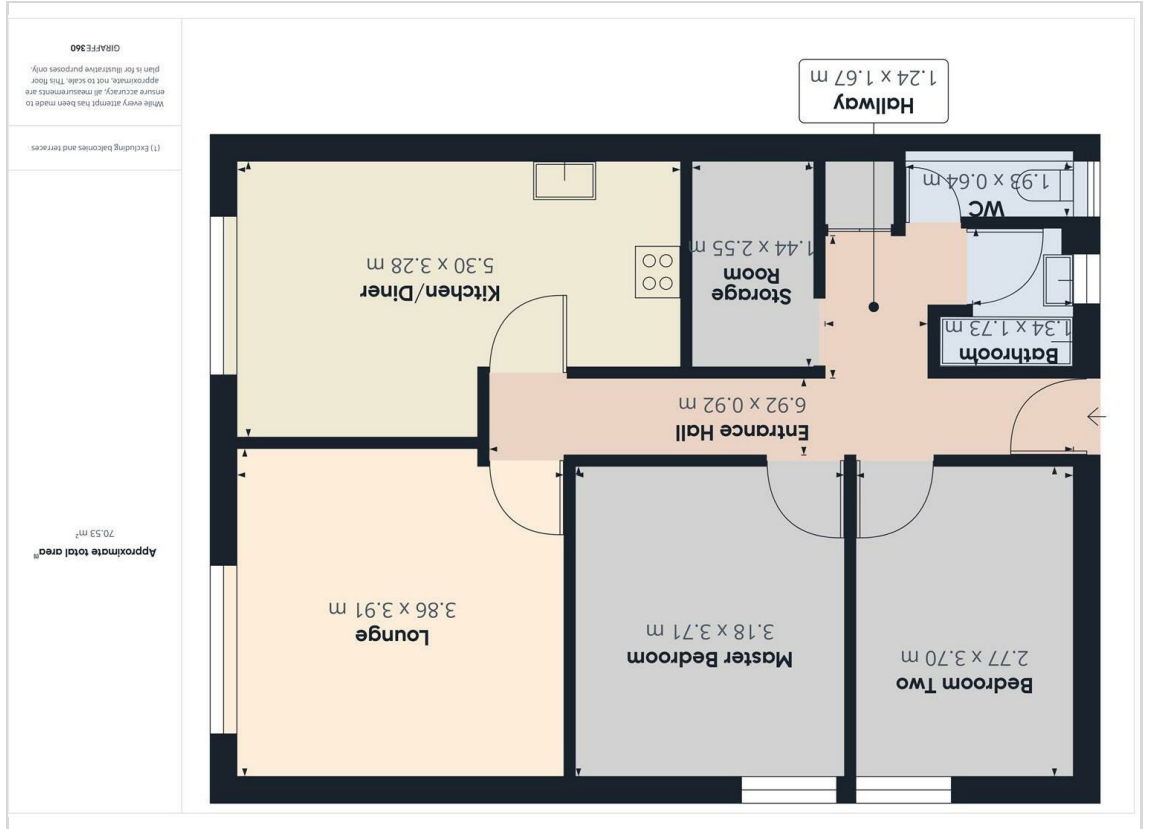
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Area Map



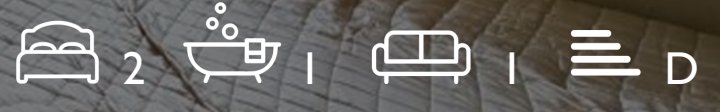
Floor Plan

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



Flat 55 Herlington
 Orton Malborne, Peterborough, PE2 5PW
£80,000 - Leasehold , Tax Band - A



Flat 55 Herlington

Orton Malborne, Peterborough, PE2

5PW

City and County are pleased to market this spacious, two bedroom, first floor apartment located at the centre of Orton Malborne. Offering NO FORWARD CHAIN, easy access to amenities and transport links, this property is the ideal first time purchase or investment.

Briefly comprising, an entrance hall, fitted two-piece family bathroom comprising, a wash hand basin and a bath with a shower over. Separate WC, large storage cupboard, two double bedrooms, and a good sized lounge. There is an open plan kitchen/diner fitted with a matching range of base and eye level units with space for a washing machine, a fridge/freezer and a free-standing cooker. To the front there is access to the communal parking area and all the local shops.

Entrance Hall

22'8" x 3'0"

Lounge

12'7" x 12'9"

Kitchen/Diner

17'4" x 10'9"

Master Bedroom

10'5" x 12'2"

Bedroom Two

9'1" x 12'1"

Hallway

4'0" x 5'5"

Bathroom

4'4" x 5'8"

WC

6'3" x 2'1"

Storage Room

4'8" x 8'4"

EPC - D

56/67

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 - 90

Ground rent £0.00

Service charge £112 per annum



IMPORTANT LEGAL INFORMATION

Verified Material Information
Council tax band: A
Council tax annual charge: £1329.79 a year (£110.82 a month)
Lease length: 90 years remaining
Service charge: £112 per annum
Property construction: Standard form
Electricity supply: No
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None
Heating features: None
Broadband: up to 80Mbps
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Communal
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes. undefined
Energy Performance rating: D (potential rating is D)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL