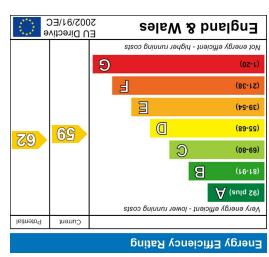
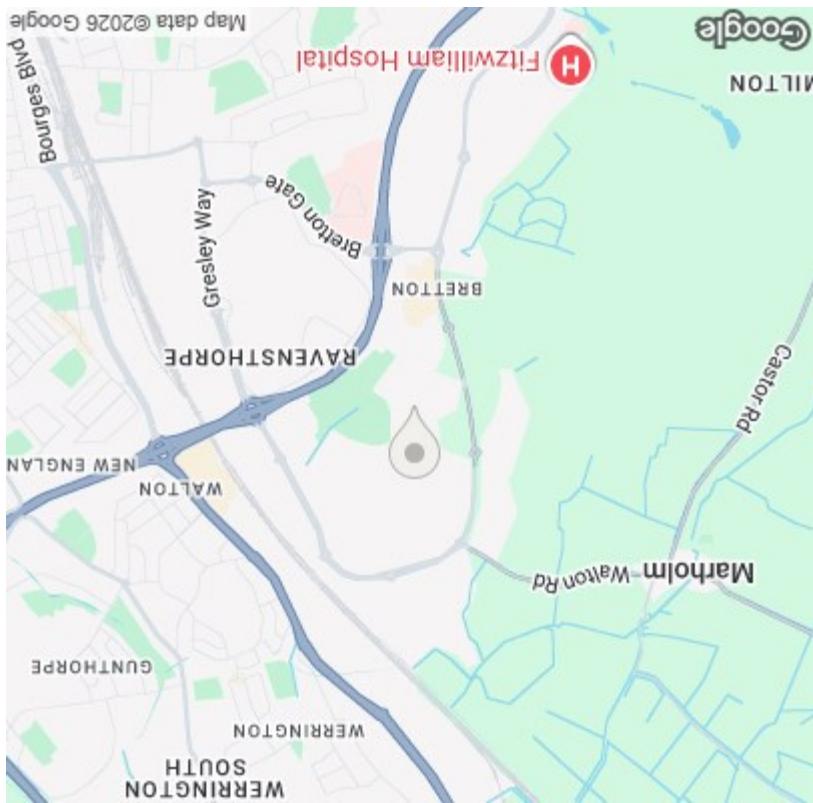


PLEASE NOTE IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPROPRIATE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.gov.uk/guides/selective-licensing-housing-selective-licensing-agreements>



Energy Efficiency Graph



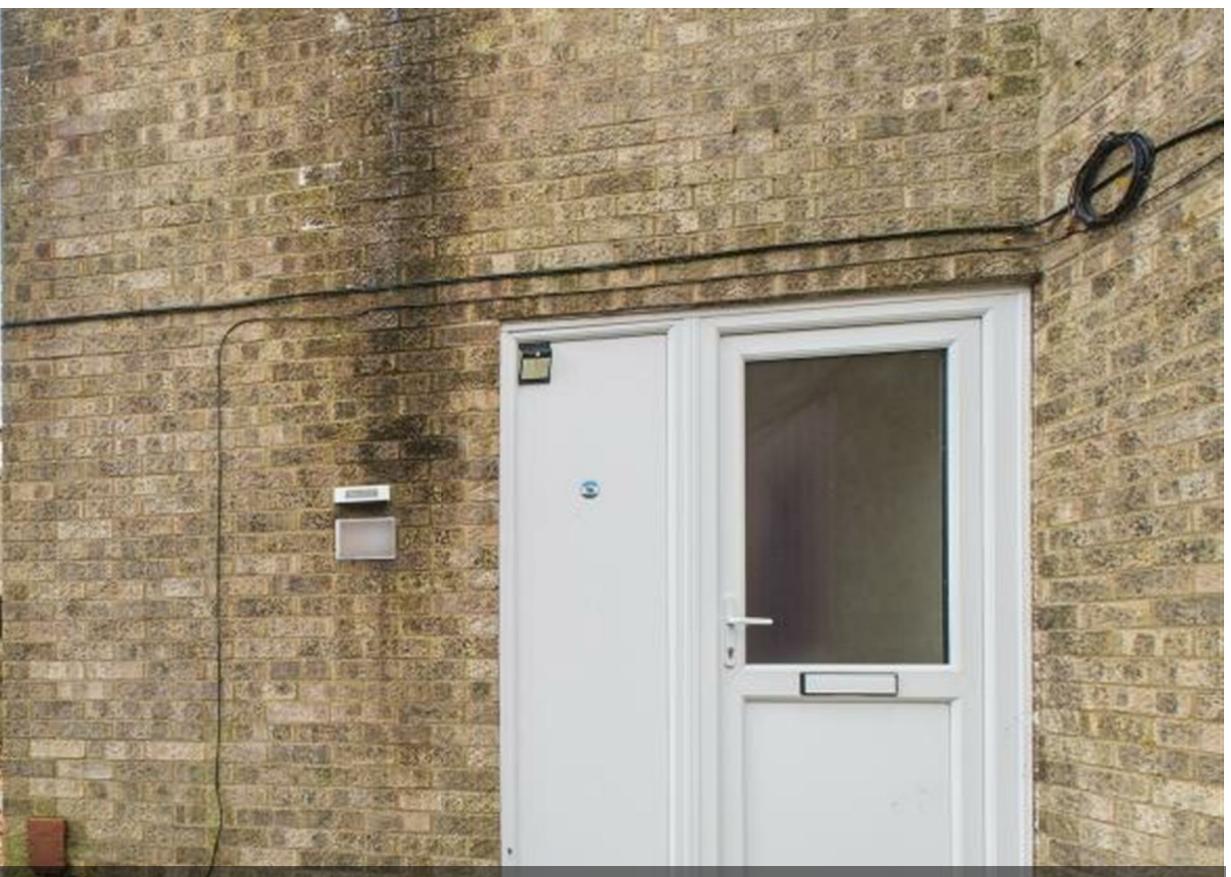
Area Map

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

Viewing



Floor Plan



Eyrescroft

Bretton, Peterborough, PE3 8EU

Offers In Excess Of £100,000 - Leasehold , Tax Band - A



Eyrescroft

Bretton, Peterborough, PE3 8EU

Offered with No Forward Chain!

Welcome to this ideal little starter home or investment purchase located in Eyrescroft, Bretton, Peterborough. This delightful flat boasts a ground floor entrance hallway, a large lounge diner, balcony, a double bedroom, and a bathroom, making it a cosy and inviting space to call home.

This property is not just a home but also an ideal investment opportunity. Imagine the possibilities this could bring as an addition to your investment portfolio. Step inside to find a well-presented interior featuring a modern kitchen and bathroom, perfect for those who appreciate contemporary living spaces. The highlight of this flat is the balcony accessed from the living area, offering a lovely spot to relax and enjoy some fresh air. With no forward chain, the process of making this property your own is made even smoother. Don't miss out on the chance to own this wonderful flat in Eyrescroft. It's a gem waiting to be discovered!

Entrance Hall

2.30 x 1.86 (7'6" x 6'1")

First Floor Landing

2.15 x 0.91 (7'0" x 2'1")

Storage Cupboard

1.99 x 0.90 (6'6" x 2'1")

Hallway

1.84 x 0.92 (6'0" x 3'0")

Bathroom

1.84 x 2.08 (6'0" x 6'9")

Lounge/Diner

3.27 x 5.34 (10'8" x 17'6")

Kitchen

1.86 x 3.96 (6'1" x 12'1")

Boiler Cupboard

1.83 x 0.83 (6'0" x 2'8")

Master Bedroom

4.17 x 2.61 (13'8" x 8'6")

EPC - D

59/62

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 years

Ground rent £TBC

Service charge £TBC

IMPORTANT LEGAL INFORMATION

Construction: Standard

Accessibility / Adaptations: None

Building safety: No

Known planning considerations: None

Flooded in the last 5 years: No

Sources of flooding: n/a

Flood defences: No

Coastal erosion: No

On a coalfield: No

Impacted by the effect of other mining activity: No

Conservation area: No



Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: Not Known
Parking: Communal Car Park No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. 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.

