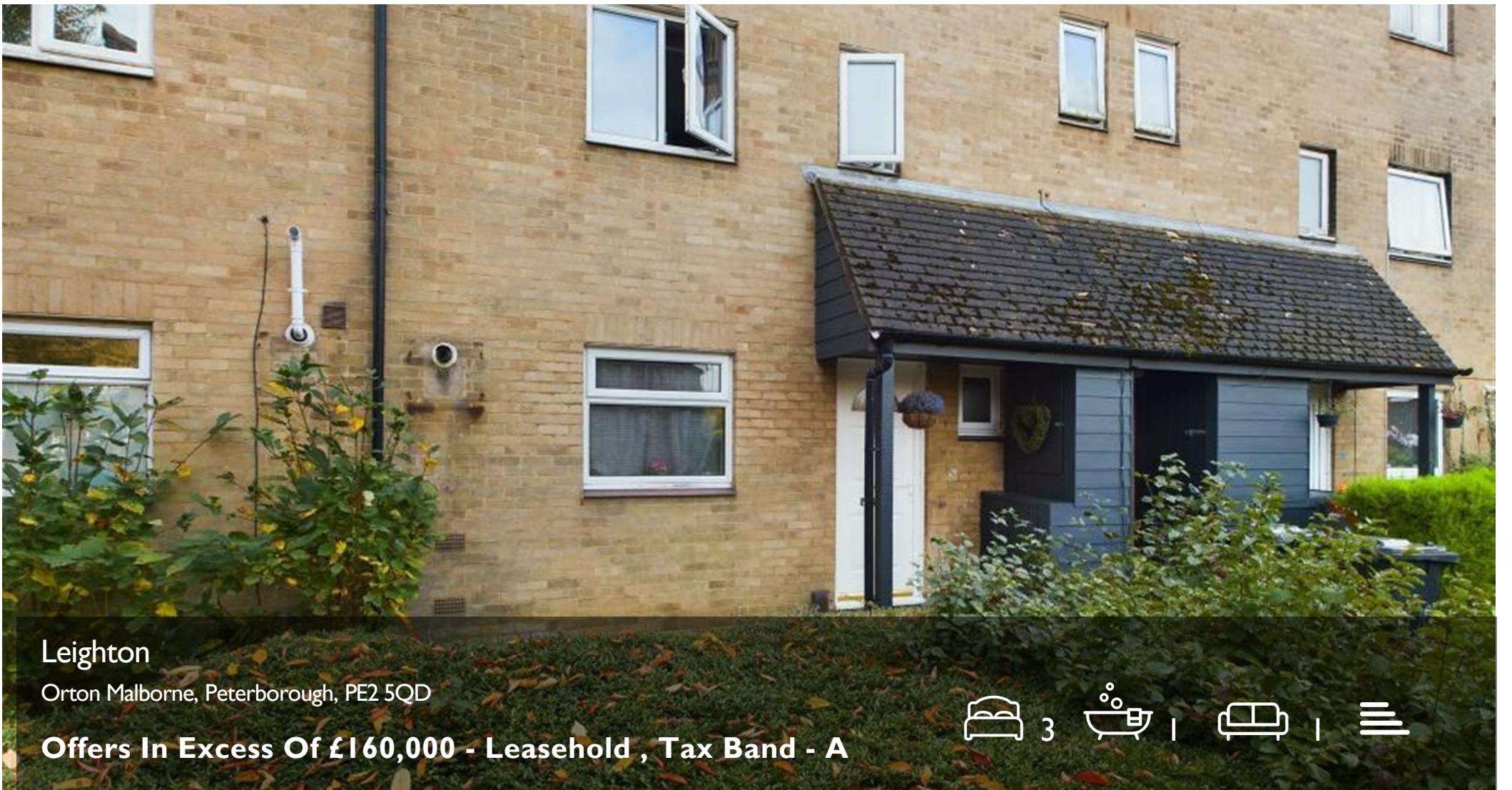


Energy Efficiency Rating		EU Directive 2002/91/EC
<p>Very energy efficient - lower running costs</p> <p>Very energy inefficient - higher running costs</p>	A	13-15
	B	11-15
	C	9-10
	D	6-8
	E	4-6
	F	2-3
	G	1-2
Current	Proposed	

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.

<p>Approximate total area* 89.83 m²</p> <p>Reduced headroom 1.5 m*</p>	<p>Floor 0</p> <p>Kitchen/Diner 6.89 x 2.82 m</p> <p>Living Room 4.22 x 3.31 m</p> <p>Entrance Hall 3.97 x 1.25 m</p> <p>Hallway 1.80 x 3.29 m</p> <p>WC 1.70 x 0.85 m</p> <p>Storage Cupboard</p>
<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS PM5 3C standard.</p> <p>0184FF E360</p>	<p>Floor 1</p> <p>Bedroom Three 3.29 x 2.86 m</p> <p>Bedroom Two 3.48 x 2.82 m</p> <p>Master Bedroom 3.91 x 3.30 m</p> <p>Bathroom 2.22 x 2.21 m</p> <p>Landing 3.05 x 0.92 m</p> <p>Storage Cupboard 1.16 x 1.13 m</p> <p>Storage Cupboard 0.80 x 1.17 m</p>

Area Map



Leighton
Orton Malborne, Peterborough,
PE2 5QD

Welcome to this spacious home located in Leighton, Orton Malborne, Peterborough. This delightful property boasts one reception room, a kitchen diner, three cosy bedrooms, and a well-appointed bathroom, making it an ideal first time buy or investment purchase, currently let out on a rolling tenancy.

Internally comprising of an entrance hallway, modern kitchen diner, downstairs cloakroom, living room, landing area, three double bedrooms, and a family bathroom. To the rear there is a garden which is mainly laid to lawn. Situated in a convenient location close to amenities, this home offers easy access to everything you need. The communal parking areas ensure that parking is never a hassle for you or your guests. With gas central heating you can stay warm and comfortable throughout the year. Whether you're looking for your first home or considering an investment, this property is a fantastic opportunity. Don't miss out on the chance to make this lovely maisonette your own. Offered for sale with no forward chain, this property is ready and waiting for you to move in and add your personal touch. Don't hesitate to seize this wonderful opportunity!

Entrance Hall
13'0" x 4'1"

WC
5'6" x 2'8"

Storage Cupboard

Kitchen/Diner
22'7" x 9'3"

Hallway
5'10" x 10'9"

Living Room
13'10" x 10'10"

First Floor Landing
10'0" x 3'0"

Master Bedroom
12'9" x 10'9"

Storage Cupboard
3'9" x 3'8"

Storage Cupboard
2'7" x 3'10"

Bathroom
5'7" x 7'3"

Bedroom Two
11'5" x 9'3"

Bedroom Three
10'9" x 9'4"

EPC - D
63/73

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 - 964 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: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, 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.

