

## 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. The copyright of all details, photographs and floorplans remain exclusive to City & County.





Limetree Avenue, Peterborough, PE1 2NS £600

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\*\*ALL BILLS INCLUDED\*\* This studio apartment offers a unique opportunity for those seeking a compact yet comfortable living space. Spanning an efficient 226 square feet, the property is designed to maximise every inch, making it ideal for individuals or couples looking for a low-maintenance home.

The studio features a private shower room, ensuring convenience and privacy. Its central location means that residents will enjoy easy access to a variety of local amenities, including shops, cafes, and public transport links, making daily life both convenient and enjoyable.

This property is perfect for those who appreciate the vibrancy of city living while still desiring a cosy retreat to call home. Whether you are a first-time buyer or an investor looking for a rental opportunity, this studio apartment presents a fantastic option in a sought-after area of Peterborough. Don't miss the chance to make this delightful space your own.

Parking is also available subject to availability. Council tax band NA. Holding deposit £138.00. Security deposit £692.00.



