



19 Oaklands, Peterborough, PE1 2QY

£125,000

- No Upward Chain
- Two Bedrooms
- Balcony
- Off Road Parking
- Popular Location
- Recently refurbished throughout – brand-new carpets, flooring, fresh décor and a refitted bathroom
- Ideal First Time Purchase

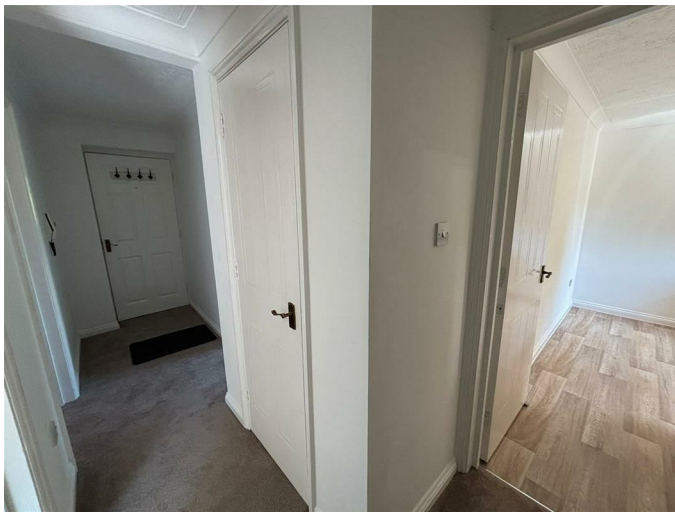
NO UPWARD CHAIN! This TWO BEDROOM apartment is being sold with NO UPWARD CHAIN. Internally there is a 13ft Lounge with BALCONY, kitchen/diner and bathroom. Outside there is allocated parking.

The flat has very recently been refurbished, benefitting from new carpets, flooring, fresh paintwork and a newly installed bathroom.

This would make an ideal first time purchase or investment.

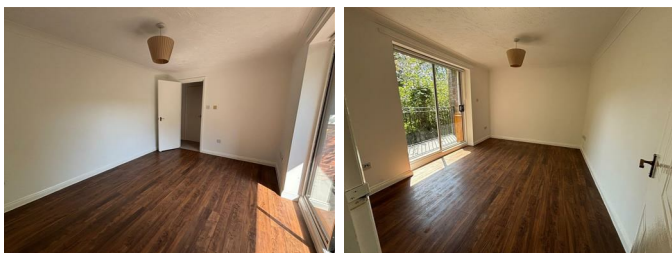
Communal Entrance hall

Entrance Hall



Doors leading off to all rooms, security entrance phone.

Lounge 13'x9'8" (3.96mx2.95m)



Double glazed sliding patio door leading to the balcony.

Kitchen/Diner 8'10" x 8'9" (2.69m x 2.67m)



Double glazed window. Fitted with a range of base and wall mounted units with complimentary work tops over, integrated oven and hob with extractor hood over. Plumbing for washing machine and space for upright fridge/freezer.

Bedroom 12'2"(max)x11'2" (3.71m(max)x3.40m)



Double glazed window.

Bedroom 12'1"(max)x6'5"
(3.68m(max)x1.96m)



Double glazed window.

Bathroom



Three piece suite with bath and separate shower over, pedestal wash hand basin, low level WC and obscure double glazed window.

Outside

Allocated parking and communal garden areas.

Property Postcode

For location purposes the postcode of this property is: PE1 2QY

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Leasehold

Council tax band: A

Annual charge: £100 per month service charge paid to SVF Estate Management

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Electric heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will

perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

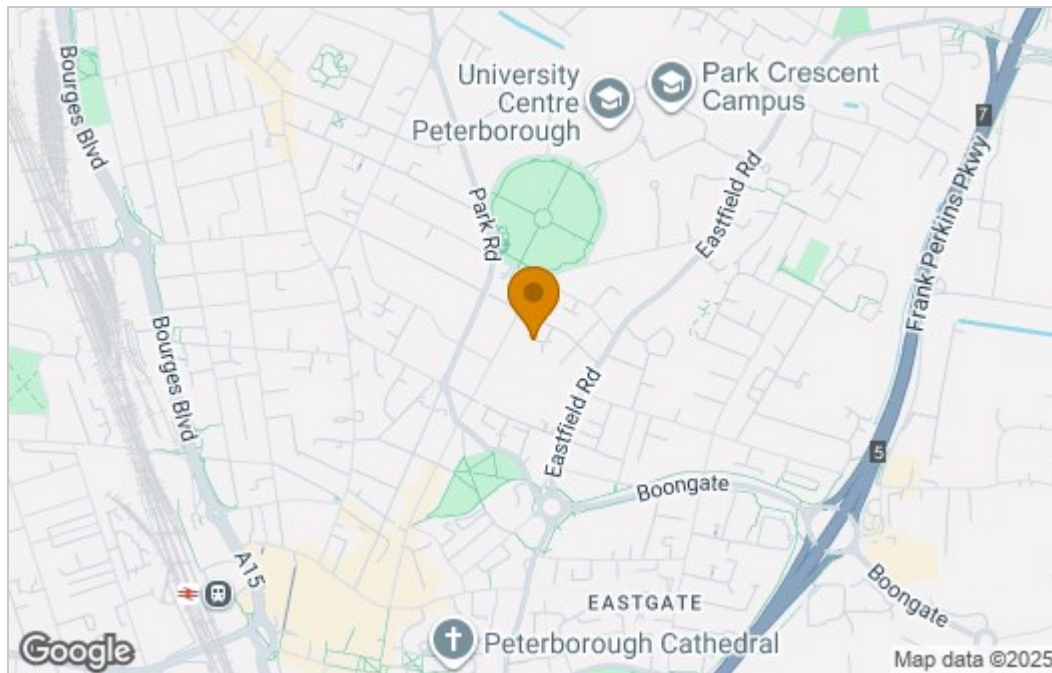
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

