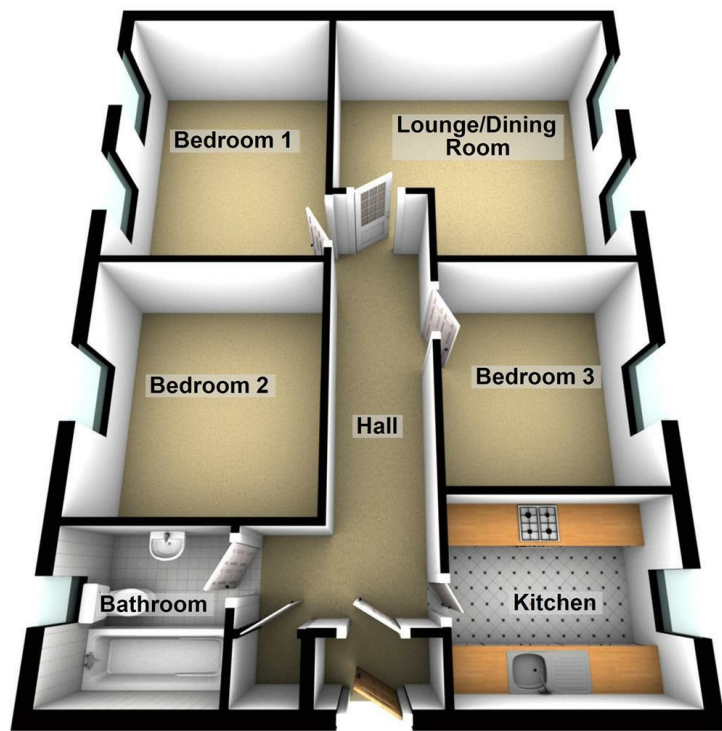


Apartment



COMMUNAL AREA

HALLWAY

KITCHEN

LIVING/DINING ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

33 Barley Mews
Sugar Way, Peterborough, PE2 9QL
£140,000



33 Barley Mews Sugar Way, Peterborough PE2 9QL

Don't miss out on this modern top floor apartment, boasting plenty of space and situated within easy access to travel links, Peterborough City Centre and Ferry Meadows Country Park - call our office to find out more or book a viewing to fully appreciate the size and good condition of this well-kept apartment!

- MODERN TOP FLOOR APARTMENT
- THREE BEDROOMS
- SPACIOUS APARTMENT
- GOOD CONDITION THROUGHOUT
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- ALLOCATED PARKING
- SHORT DISTANCE TO FERRY MEADOWS
- LIVING/DINING ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED

Viewings: By appointment
£140,000

PROPERTY FEATURES

Don't miss out on this modern top floor apartment, boasting plenty of space and situated within easy access to travel links, Peterborough City Centre and Ferry Meadows Country Park - call our office to find out more or book a viewing, before it's too late!

Access via a communal door to the front via an intercom system. Communal hall with stairs leading to apartment and rear door access to the communal garden space.

Entrance
Intercom access, storage and utility cupboard, access to loft space. Access to all rooms including:

Kitchen
2.76m x 2.65m (9'1 x 8'8) Window to the front, fitted with a matching range of base and eye level units, stainless steel sink unit, electric oven with gas hob over and extractor hood, plumbing for a washing machine and dishwasher, space for fridge freezer, tiled flooring. Space saver kick board radiator. Cupboard housing gas combination boiler.

Lounge Diner
3.91m x 4m maximum, L-shaped room (12'10 x 13'2) x2 uPVC double glazed windows to front, fitted carpet, radiators.

Bedroom 1
3.98m x 2.95m (13'1 x 9'8) x2 uPVC double glazed windows to rear, fitted carpet, radiator.

Bedroom 2
3.28m x 3m (10'9 x 9'10) uPVC double glazed window to rear, fitted carpet, radiator.

Bedroom 3
2.78m x 2.62m (9'2 x 8'7) uPVC double glazed window to front, fitted carpet, radiator.

Bathroom
Fitted with a matching white three piece suite comprising pedestal wash hand basin, WC, panelled bath with shower over, chrome heated towel rail and uPVC double glazed window to rear.

Other benefits include gas central heating throughout, well kept communal areas and fantastic location for easy access to Peterborough City Centre, Ferry Meadows Country Park, local schools, shops and amenities.

Call our office on 01733 303111 for more information or to arrange a viewing.

OUTSIDE

The front of the property has an allocated parking space for one vehicle. To the rear of the property there is an open lawned communal garden with a paved patio areas and easy access into the block from the back.

TENURE

Leasehold - 130 years. Ground rent £200 per annum. Service charge £160 per month.

TAX BAND

Tax band 'A' with Peterborough City Council.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 77 | 79 |
| (69-80) C | | |
| (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 (CO₂) 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