

COMMUNAL ENTRANCE

ENTRANCE HALL

KITCHEN DINER

LIVING ROOM

BALCONY

BEDROOM

BATHROOM

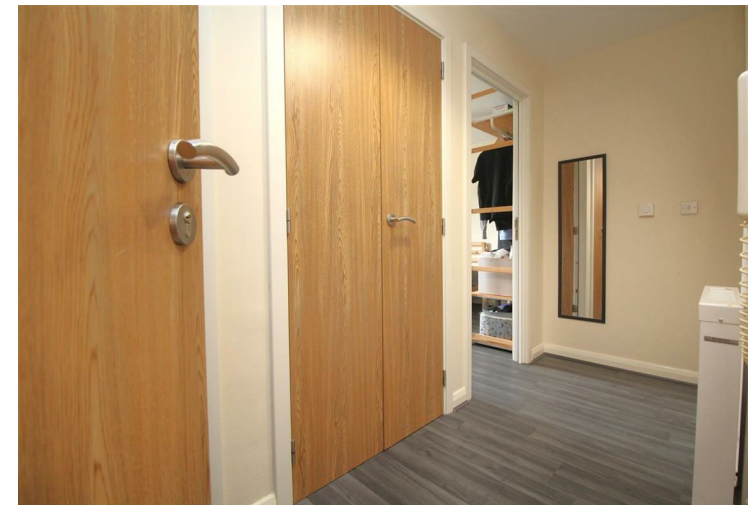


Woodcock Holmes
 First Floor Offices, 4 Office Village
 Hampton, Peterborough PE7 8GX
 01733 303111
 info@woodcockholmes.co.uk



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.

Kew House Church Street
 Peterborough, PE2 8GH
 £125,000



Kew House Church Street Peterborough PE2 8GH

Ideal for First Time Buyers, this first floor apartment is in great condition throughout with open plan living and secure parking, all within a convenient location close to local amenities, travel links and Peterborough city centre.

- MODERN FIRST FLOOR APARTMENT
- OPEN PLAN LIVING SPACE
- BALCONY OFF THE LIVING SPACE
- STYLISH THREE PIECE BATHROOM
- WALKING DISTANCE TO LOCAL AMENITIES
- EASY ACCESS TO PETERBOROUGH CITY CENTRE AND TRAVEL LINKS
- GOOD CONDITION THROUGHOUT
- SECURE ALLOCATED PARKING SPACE
- PERFECT FOR FIRST TIME BUYERS
- VIEWINGS ARE HIGHLY RECOMMENDED

Viewings: By appointment
£125,000

ENTRANCE HALL

3'6" x 11'1"
Door to front, store cupboard with HWC, electric radiator access to all rooms.

KITCHEN DINER

12'6" x 7'9"
UPVC double glazed window to side, fitted kitchen with a matching range of base and eye level units, fitted 1 1/2 bowl sink drainer, fitted oven, fitted four ring hob with splashback guard behind leading to an extractor hood.

LIVING ROOM

12'4" x 14'5"
UPVC double glazed window to side, uPVC double glazed French doors leading out to the balcony overlooking the rear aspect of the property, fitted carpet, electric radiator.

BEDROOM

9'2" x 10'6"
UPVC double glazed window to rear, electric radiator.

BATHROOM

6'2" x 5"
Three piece suite, low level WC, wash hand basin, bath with shower fitted over, shower screen, tiled walls.

OUTSIDE

Allocated parking space behind secure electric gates, additional communal garden area.

TENURE

Leasehold - 108 year lease.

SERVICES

Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83

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