

COMMUNAL ENTRANCE AREA

HALLWAY

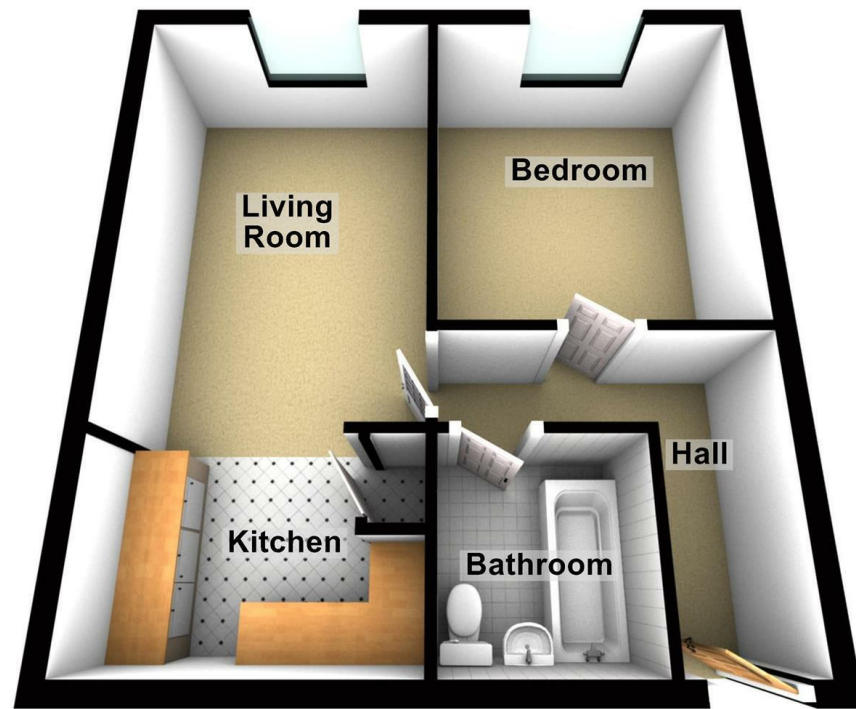
LIVING ROOM

KITCHEN AREA

BEDROOM

BATHROOM

Floor Plan



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The Property Ombudsman

Zoopla

THE GUILD PROPERTY PROFESSIONALS

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.

Herlington House
 Peterborough, PE2 5XS
 £70,000



**Herlington House
Peterborough
PE2 5XS**

This top-floor apartment, recently re-decorated throughout, is ready for you to move in! Perfect for both first-time buyers and savvy investors, this property offers a blend of comfort and convenience that is hard to match.

- NO FORWARD CHAIN
- RECENTLY REDECORATED THROUGHOUT
- OPEN PLAN LIVING KITCHEN AREA
- DOUBLE BEDROOM
- THREE PIECE BATHROOM
- CLOSE TO AMENITIES
- IDEAL INVESTMENT PURCHASE
- CALL OUR SALES TEAM TO VIEW

Viewings: By appointment
£70,000

ENTRANCE HALL

Fitted carpet, access to all rooms.

LIVING ROOM

14" x 9'5"

Double glazed window to rear, fitted carpet, electric heater, open to kitchen area.

KITCHEN

6'3" x 9'5"

Fitted with a matching range of base and eye level units, fitted worktops, fitted sink drainer, oven, vinyl flooring.

BEDROOM

10'11" x 9'11"

Double glazed window to rear, fitted carpet, electric heater.

BATHROOM

6'8" x 5'10"

Three piece suite with low level WC, wash hand basin and bath.

OUTSIDE

Outside there is communal bins, allocated parking space and additional visitors parking spaces

TENURE

Leasehold 89 years remaining. £100 p/a ground rent and £912 p/a service charge.

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	73	79
(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		