



COMMUNAL AREA

ENTRANCE HALL

LIVING ROOM

KITCHEN

STORE ROOM

BEDROOM 1

BEDROOM 2

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.

60 Greenham
Bretton, Peterborough, PE3 9YS
£95,000



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PE3 9YS

A great investment opportunity, this apartment offers plenty of space and sits in a convenient location close to local amenities, travel links and Peterborough Hospital. Available with No Forward Chain - this is a must view!

• INVESTMENT BUYERS ONLY

• GREAT INVESTMENT PURCAHSE WITH A POPULAR LOCATION

• CLOSE TO PETERBOROUGH HOSPITAL

• CURRENT RENTAL INCOME OF £850 PCM

• CLOSE TO LOCAL AMENITIES AND TRAVEL LINKS

• GAS CENTRAL HEATING

• TWO DOUBLE BEDROOMS

• CALL OUR SALES TEAM TO VIEW

Viewings: By appointment

£95,000

THE PROPERTY
A great investment opportunity, this apartment offers plenty of space and sits in a convenient location close to local amenities, travel links and Peterborough Hospital. Available with No Forward Chain - this is a must view! Access is via a secure communal area through a buzzer entry system and intercom. Leading up to the second floor from the communal stairs, you'll find the apartment at the front of the block. Entering via the long hallway, you'll find access to all rooms as well as ample storage solutions with a cupboard, airing cupboard and separate walk in store room. The property features a good sized living room, two bedrooms, a three-piece family bathroom and fitted kitchen area. The property benefits from an EPC rating C, gas central heating, uPVC double glazing, communal parking, easy access to amenities and travel links including public transport. The property has an 80 year lease, service charges accumulate to £154.61 pcm and the block is managed by Longhurst Group. For more information or to arrange a viewing, contact our sales team.

COMMUNAL AREA
Communal door with intercom buzzer entry system, stairs leading up to the apartment.

ENTRANCE HALL
Laminate flooring, store cupboards, walk-in store room, access to all rooms:

LIVING ROOM
14" x 14'6"
Window to front, laminate flooring, radiator.

KITCHEN
11'3" x 8'3"
Window to front, fitted kitchen with a matching range of base and eye level units, space for appliances, fitted worktops, fitted sink drainer.

BEDROOM 1
9'4" x 10'9"
Window to side, fitted carpet, radiator.

BEDROOM 2
9'4" x 7'7"
Window to rear, fitted carpet, radiator.

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

TENURE
Leasehold - the property has an 80 year lease, service charges accumulate to £154.61 pcm and the block is managed by Longhurst Group.

SERVICES
Mains water, electricity, gas 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. The leasehold and service charges were accurate on the day of our listing but we advise you to ensure they are accurate at the time of purchase through your solicitor.

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	73	78	
(81-91) B			
(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 (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	