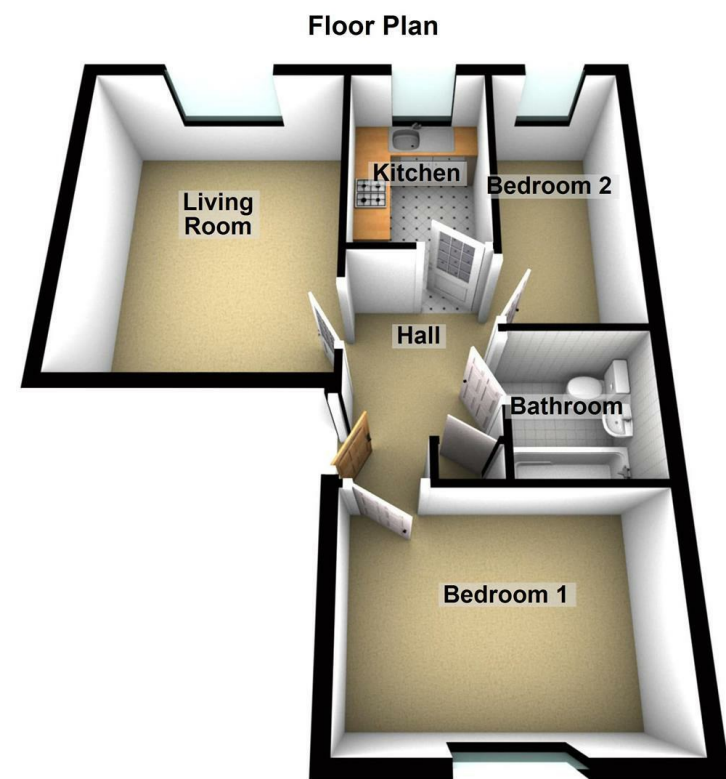




COMMUNAL ENTRANCE

HALL

LIVING ROOM

KITCHEN

BEDROOM 1

BATHROOM

BEDROOM 2

SINGLE GARAGE



Woodcock Holmes
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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.

29 Lavenham Court
Peterborough, PE2 7ZF
£125,000



29 Lavenham Court

Peterborough

PE2 7ZF

A well-presented apartment in Lavenham Court overlooking open green space, newly decorated and offered with no forward chain. Featuring a spacious living room, fitted kitchen, two bedrooms, allocated parking and a private garage, all within easy reach of Peterborough, travel links and Ferry Meadows.

- AVAILABLE WITH NO FORWARD CHAIN
- ALLOCATED PARKING AND SINGLE GARAGE
- RECENTLY REDECORATED THROUGHOUT
- NEWLY CARPETED
- VIEWS OF THE BOTOLPH GREEN PARK AREA
- TWO BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- CONVENIENT LOCATION WITH GOOD TRAVEL LINKS
- EPC RATING C AND COUNCIL TAX BAND A
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£125,000

HALL
Door to side, tiled flooring, electric heater, storage cupboard, access to:

LIVING ROOM
14'7" x 11'5"
UPVC double glazed window to front, fitted carpet, electric heater.

KITCHEN
8'10" x 6'1"
UPVC double glazed window to rear, tiled flooring, fitted kitchen with a matching range of base and eye level units, fitted worktop, splashback tiles behind, fitted sink drainer, fitted oven, fitted hob, fitted extractor, space for appliances.

BEDROOM 1
11'11" x 9'8"
UPVC double glazed window to front, fitted carpet.

BATHROOM
Three piece suite with WC, wash hand basin, bath with shower fittings over, tiled surround.

BEDROOM 2
12'7" x 5'7"
UPVC double glazed window to rear, fitted carpet, electric heater.

GARAGE
Brick built garage in a block under a coach house, up and over door to front for access, allocated parking space in front.

TENURE
Leasehold - 89 years remaining. Ground rent £100 per annum. Service charge approx. £2400 per annum based on latest payment.

COUNCIL TAX/TENURE/EPC
Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION
If you are considering this property for 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		82
(69-80) C	71	
(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