



Hanbury, Orton Goldhay Peterborough  
£90,000 **Leasehold**

**QUENTIN  
MARKS**





# Key Features



125 Years remaining as of 01 Jun 1988

£Ask Agent Ground Rent per annum

Review due: Ask Agent

£1224.05 Service Charge per annum

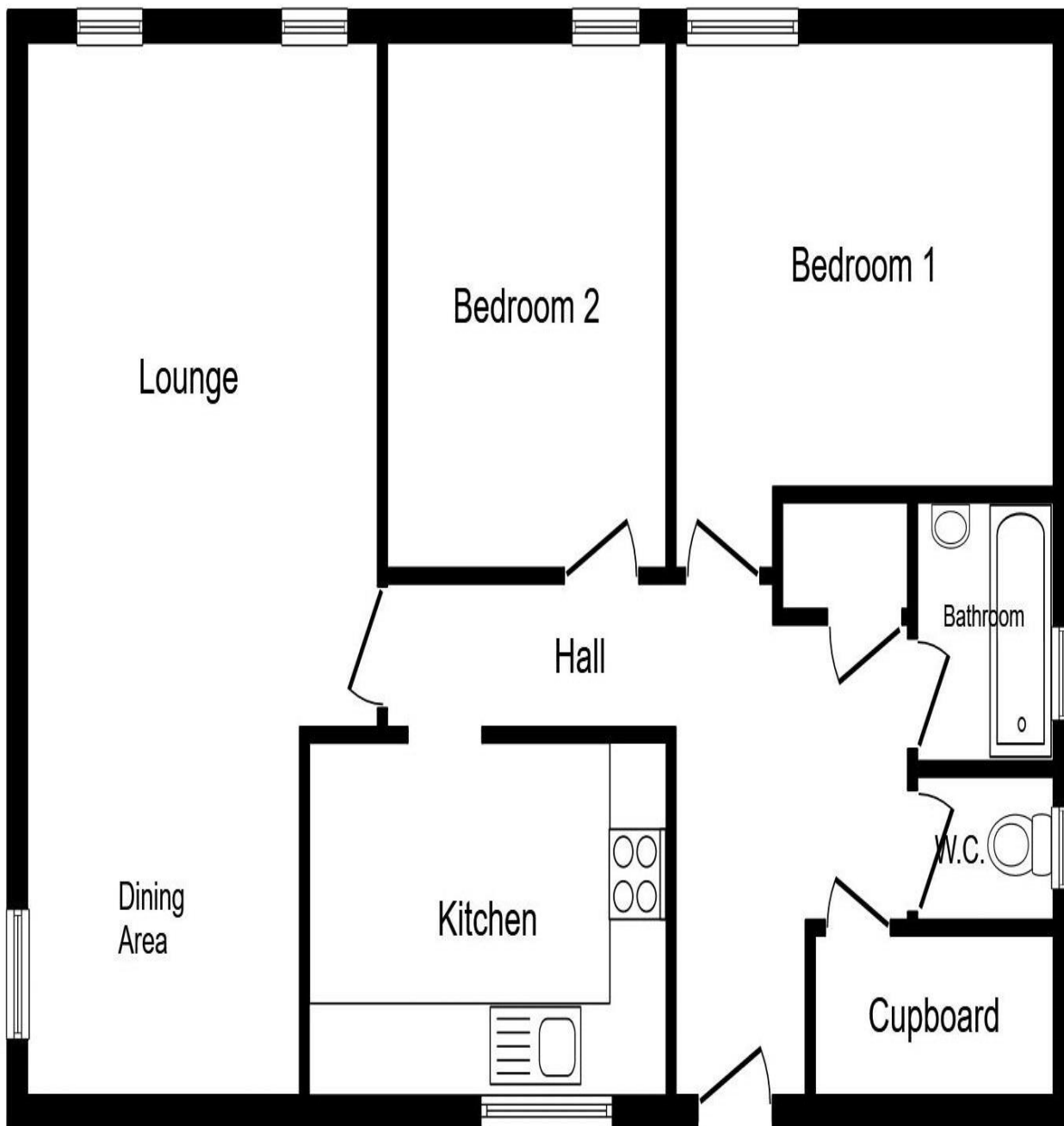
Review due: Ask Agent

- Buy To Let Opportunity
- Investment Buyers Only
- 2 Double Bedrooms
- Spacious Breakfast Kitchen
- 22' Lounge / Diner

**\*\*BUY TO LET INVESTMENT PURCHASERS ONLY\*\*** This is a large 2 double bedroomed ground floor flat which is in good order.

The existing tenants have been resident for some 8/9 years and would like to stay, and the vendor is therefore selling with the benefit of the existing tenancy. With a kitchen of sufficient size to house





**Ground Floor**

a table, a 22' lounge / diner, and set within a pleasant cul de sac, the sale of this flat represents an excellent opportunity for a buy to let investor.

Hanbury itself is a pleasant cul de sac with ample parking and space.

**COMMUNAL ENTRANCE HALL** There is an external door linked via entryphone to the flat itself. The flat upon entry to the hallway is found on the ground floor to the right hand side.

**ENTRANCE HALL** With radiator, entryphone linked to the external communal entrance door, laminate flooring, large built in cupboard, airing cupboard.

**KITCHEN** 11' 9" x 9' 6" (3.58m x 2.9m) With single drainer stainless steel sink unit, range of base units incorporating cupboards & drawers and with worksurfaces above and eye levels over. Plumbing for an automatic washing machine, freestanding cooker included in sale price, uPVC double glazed window to the rear.


**LOUNGE / DINER** 22' 6" x 12' 3" (6.87m x 3.73m) With 2 radiators, uPVC double glazed windows to the front and the side, TV point.

To view this property call Quentin Marks on:  
**01778 391600**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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INFORMATION



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