

16 Hanbury, Orton Goldhay

Peterborough PE2 5QT

£100,000

**Buy to Let Investors Only**



*Large Ground Floor Flat*

*Spacious Breakfast Kitchen*

*Separate WC*

*Investment Buyers Only*

*22' Lounge / Diner*

*Gas Central Heating*

*2 Double Bedrooms*

*Bathroom*

*Viewing Recommended*





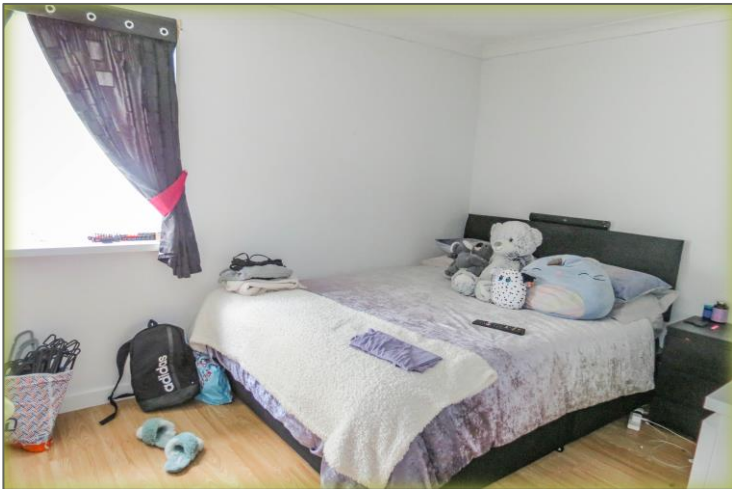


**16 Hanbury  
Orton Goldhay  
Peterborough  
PE2 5QT**

**GENERAL DESCRIPTION: \*\*BUY TO LET INVESTMENT PURCHASERS ONLY\*\*** This is a large 2 double bed roomed 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 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.

**BEDROOM 1** 11' 9" x 9' 6" (3.58m x 2.9m) With radiator, uPVC double glazed window to the front, TV point.

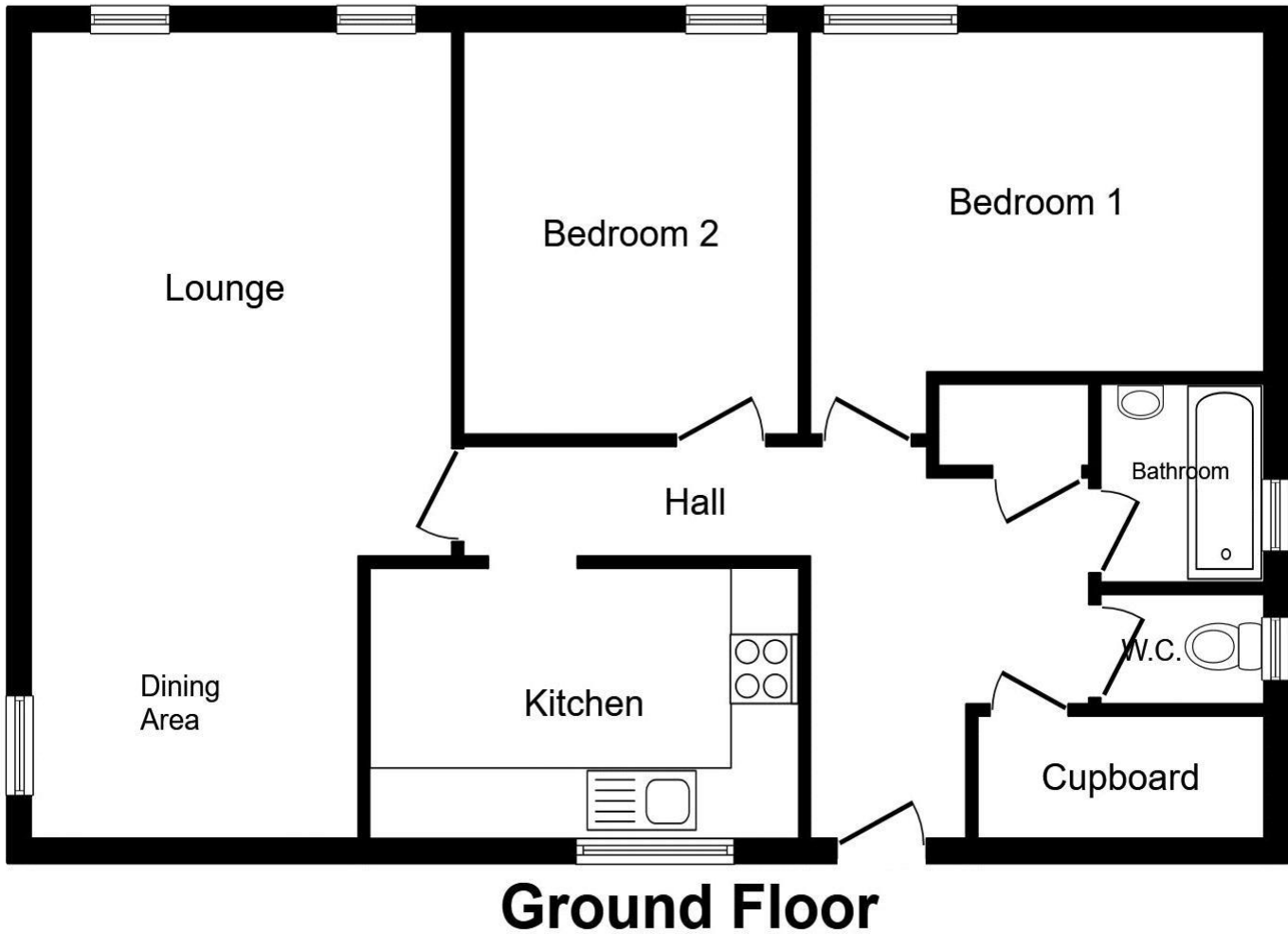
**BEDROOM 2** 11' 3" x 9' 9" (3.43m x 2.97m) With radiator, uPVC double glazed window to the front, TV point.

**BATHROOM** With wash hand basin, bath with independent Triton electric shower above, uPVC double glazed window to the side, radiator.

**SEPARATE WC** With low level WC, uPVC double glazed window to the side.

**TENANCY DETAILS** This flat is being sold as an investment sale as the existing tenant would like to stay, and has an Assured Shorthold Tenancy. The tenant pays £650 per calendar month.

**LEASEHOLD DETAILS** The flat is sold on a leasehold basis. Initial enquiries indicate that the original lease was a 125 year lease from 1st June 1998, so there are approximately 90 years unexpired. Solicitors to confirm during conveyancing process.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**General Information:** Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is leasehold.

Council Tax: Band A