



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

**QUENTIN
MARKS**



Key Features



125 Years remaining as of 01 Jun 1988

£10.00 Ground Rent pcm

Review due: [Ask Agent](#)

£1224.05 Service Charge pcm

Review due: [Ask Agent](#)

- Large Ground Floor Flat
- Investment Buyers Only
- Two 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 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.

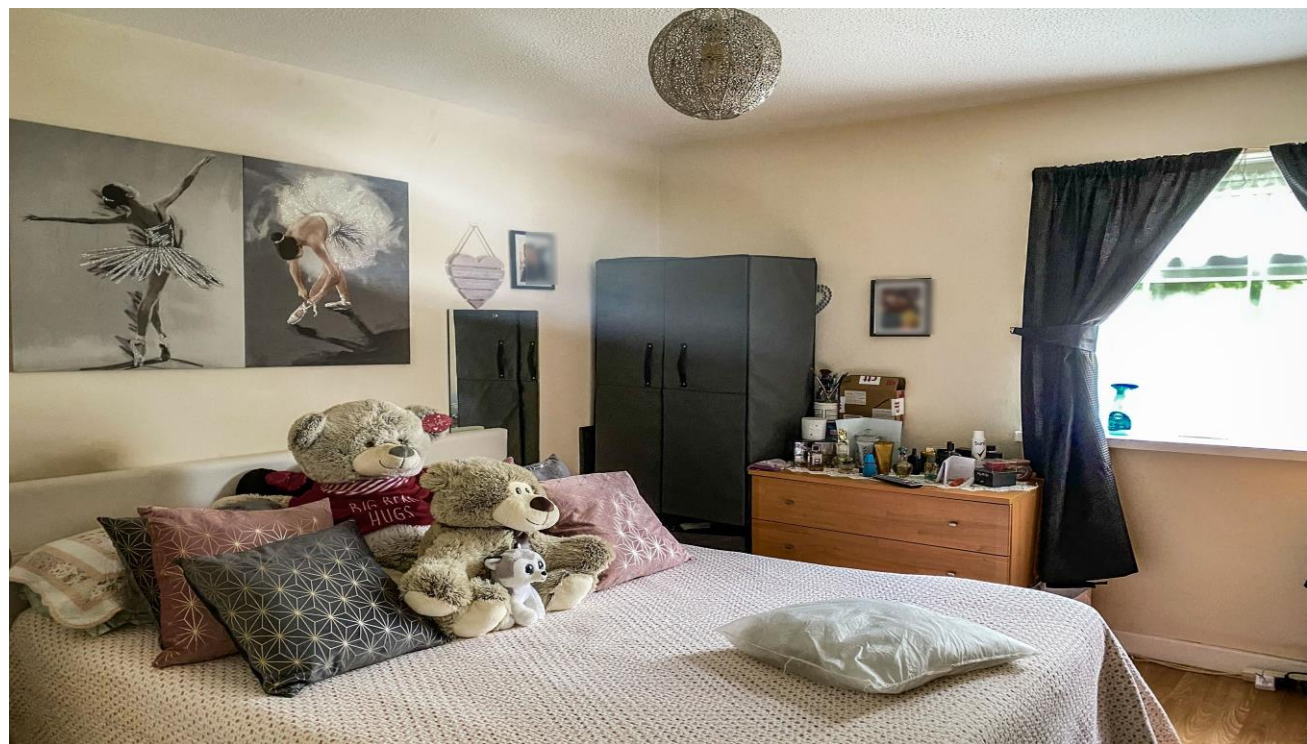
Hanbury itself is a pleasant cul de sac with ample parking and space.

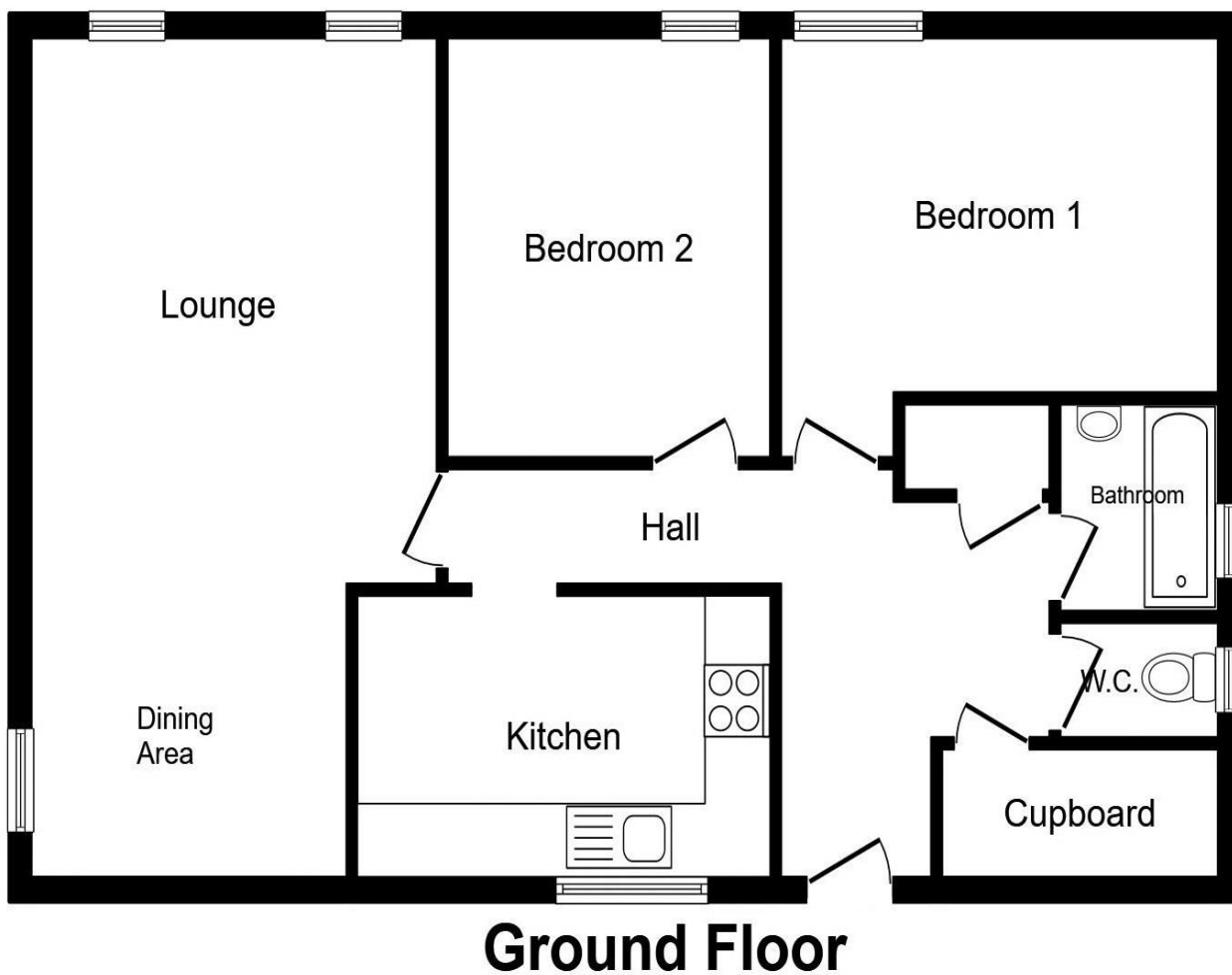
COMMUNAL ENTRANCE HALL There is an external door linked via entryphone to the flat itself. The flat upon entry to the hallway is found on the ground floor to the right hand side.

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.

To view this property call Quentin Marks on:
01778 391600

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INFORMATION



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5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :SQB100047 - 0010

