Rosedale

28 STONELEIGH COURT, LONGTHORPE, PETERBOROUGH, PE3 9QP

£150,000 OFFERS OVER

" Exceptionally presented throughout "

- REDECORATED THROUGHOUT
- DESIREABLE LOCATION
- SPACIOUS APARTMENT
- TWO DOUBLE BEDROOMS
- GARAGE
- FIRST FLOOR FLAT
- REFITTED KITCHEN AND SHOWER ROOM
- LONGTHORPE
- NEW WINDOWS AND CARPETS
- EPC RATING D /COUNCIL TAX BAND - B

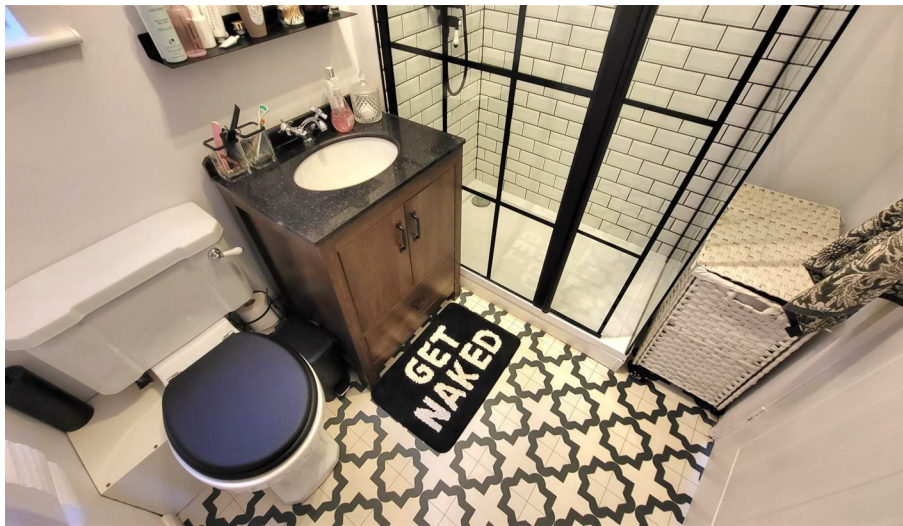
PROPERTY HIGHLIGHTS

Renovated throughout to a high standard, this two bedroom, first floor apartment, is ready to move straight into. With a refitted kitchen, refitted shower room, new windows, carpets and more, this home is perfect for first time buyers, investors or those looking to downsize.

The property also benefits from a garage to the rear of the block.

Agent Notes: The Lease has been extended to the 28th June 2165. The service charge is £1600.00 (approx) per year runs from 1st April 2026 to 31st March 2027 this does include the water charges, there is no ground rent to pay.

2 Bedrooms 1 Bathroom 1 Reception



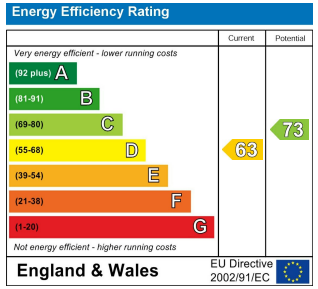
BEDROOM 1
BEDROOM 2
LOUNGE/DINER
WARDROBE
ENTRANCE HALL
ALK IN WARDROB
SHOWER ROOM
STORAG
KITCHEN

SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** B

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30260104

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

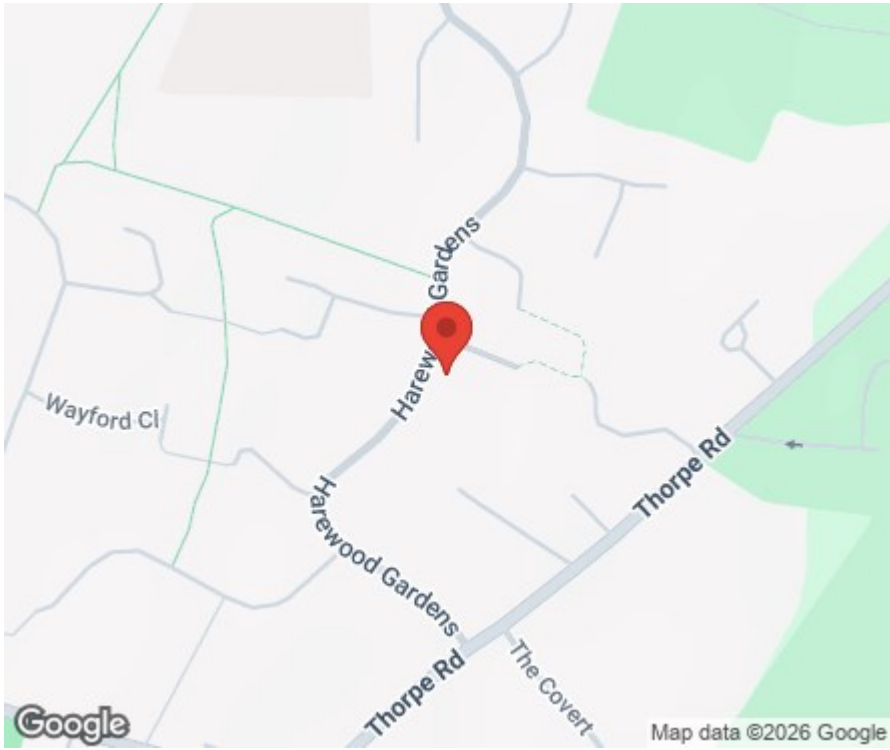
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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