



 NEWTON

6 Wren Court, Church Street, Werrington Village,
Peterborough, PE4 6PW

 **NEWTON FALLOWELL**



Key Features

- First Floor Apartment
- Situated in the Heart of Werrington Village
- TWO BEDROOMS
- Lounge Diner & Kitchen
- RECENTLY REFURBISHED SHOWER ROOM
- Communal Garden & Allocated Parking
- NO ONWARD CHAIN
- EPC Rating C
- Leasehold

Guide Price £140,000 - £150,000





This first floor apartment is situated within the HEART OF WERRINGTON VILLAGE and offers TWO BEDROOMS, a RECENTLY REFURBISHED SHOWER ROOM and ALLOCATED PARKING SPACE, as well as being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall that grants access to the generous lounge diner which is dual-aspect and overlooks Werrington village, as well as hosting access to the kitchen, which offers ample storage, work surfaces and space and plumbing for a fridge/freezer, two bedrooms, with bedroom one hosting a built-in wardrobe and storage and both benefiting from the recently refurbished shower room, which boasts a three-piece white suite including a walk in shower. Outside there is a communal garden to the rear which benefits from a gravelled seating area, patio walkway and lawn leading into the car park, where there is an allocated parking space, whilst to the front aspect there is a further lawn and patio walkway leading into the lobby.

Werrington

Werrington is a suburb of Peterborough, situated to the northern outskirts of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Werrington offers a local bus route, as well as a wealth of amenities to include Werrington shopping centre hosting a selection of local shops and cafe, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, petrol stations, various pubs such as The Dragon and the Three Horseshoes, The Cherry House restaurant, local takeaways such as fish and chip shops and Chinese, as well as local schooling such as Werrington Primary School, William Law and Ken Stimpson Secondary School. The Werrington Leisure Centre offers a range of sports and fitness facilities including a sports hall, squash courts, tennis courts, football pitches and fitness classes, whilst Bannatyne's Health Club and Spa provides further fitness classes, a gym and spa facilities.

Entrance Hall

Lounge Diner 3.7m x 5.4m (12'1" x 17'8")

Kitchen 1.82m x 2.98m (6'0" x 9'10")

Bedroom One 3.44m x 4.25m (11'4" x 13'11")

Bedroom Two 2.66m x 2.35m (8'8" x 7'8")

Shower Room 1.78m x 1.97m (5'10" x 6'6")

Lease

The lease commenced on 25th March 1995 with an initial 125 year lease term, therefore there are approximately 95 years left remaining on the lease. We have been advised that there is a monthly service charge payable of £100.

Approx Gross Internal Area
56 sq m / 600 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

