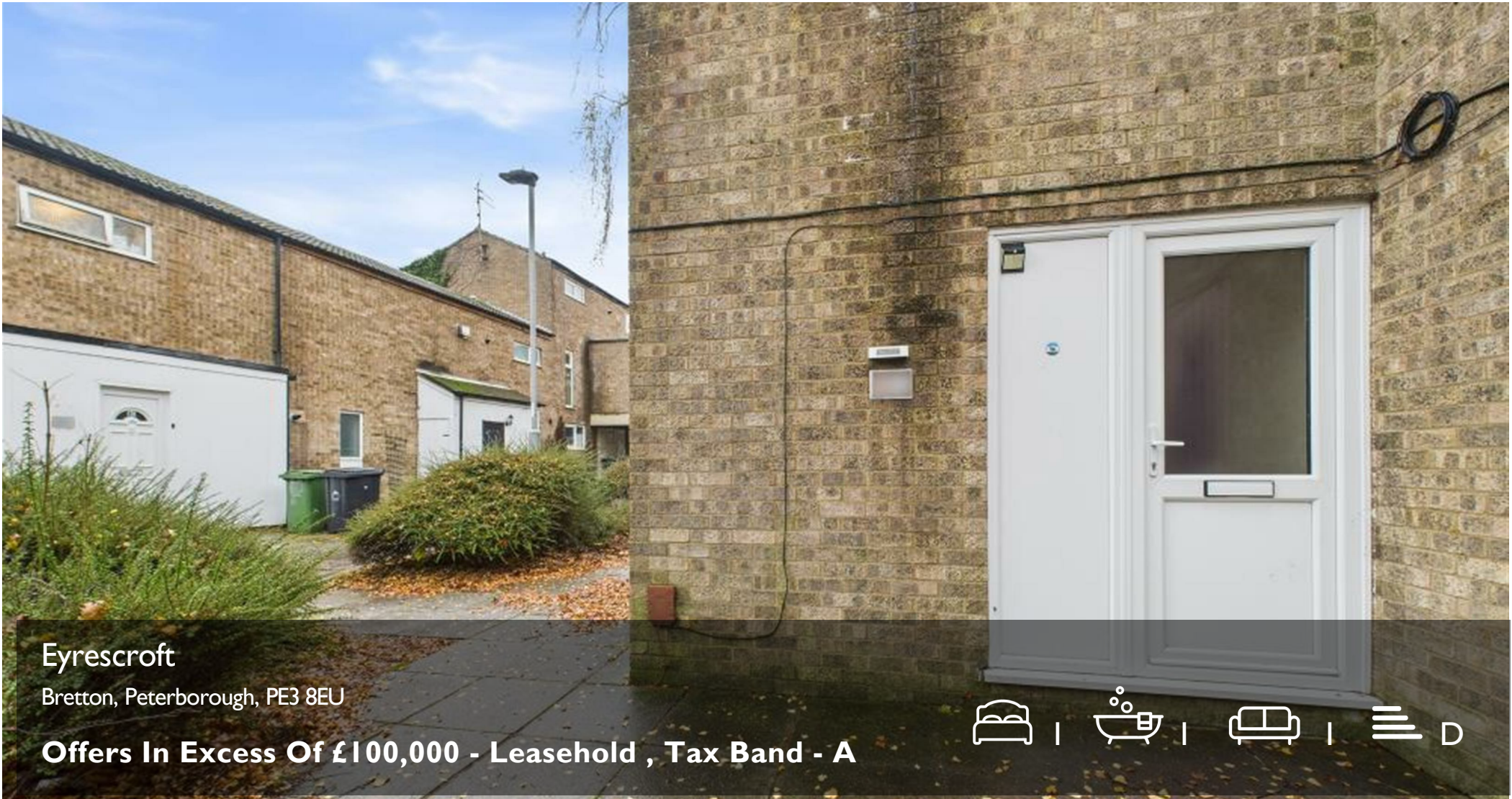




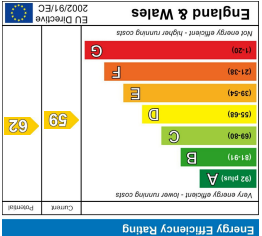
Floor Plan



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Eyrescroft
Bretton, Peterborough, PE3 8EU

Offered with No Forward Chain!
Welcome to this ideal little starter home or investment purchase located in Eyrescroft, Bretton, Peterborough. This delightful flat boasts a ground floor entrance hallway, a large lounge diner, balcony, a double bedroom, and a bathroom, making it a cosy and inviting space to call home.

This property is not just a home but also an ideal investment opportunity. Imagine the possibilities this could bring as an addition to your investment portfolio. Step inside to find a well-presented interior featuring a modern kitchen and bathroom, perfect for those who appreciate contemporary living spaces. The highlight of this flat is the balcony accessed from the living area, offering a lovely spot to relax and enjoy some fresh air. With no forward chain, the process of making this property your own is made even smoother. Don't miss out on the chance to own this wonderful flat in Eyrescroft. It's a gem waiting to be discovered!

Entrance Hall
2.30 x 1.86 (7'6" x 6'1")

First Floor Landing
2.15 x 0.91 (7'0" x 2'11")

Storage Cupboard
1.99 x 0.90 (6'6" x 2'11")

Hallway
1.84 x 0.92 (6'0" x 3'0")

Bathroom
1.84 x 2.08 (6'0" x 6'9")

Lounge/Diner
3.27 x 5.34 (10'8" x 17'6")

Kitchen
1.86 x 3.96 (6'1" x 12'11")

Boiler Cupboard
1.83 x 0.83 (6'0" x 2'8")

Master Bedroom
4.17 x 2.61 (13'8" x 8'6")

EPC - D
59/62

Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 90 years
Ground rent - £TBC
Service charge - £TBC

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No



Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: Not Known
Parking: Communal Car Park No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

