



Flat 6, Wren Court, Church Street, Werrington Village

In Excess of £130,000

 **NEWTON FALLOWELL**

## Flat 6, Wren Court

Church Street, Werrington Village

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.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





#### Entrance Hall

Lounge Diner 12' 2" x 17' 9" (3.70m x 5.40m)

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

Bedroom One 11' 3" x 13' 11" (3.44m x 4.25m)

Bedroom Two 8' 9" x 7' 9" (2.66m x 2.35m)

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

#### Lease

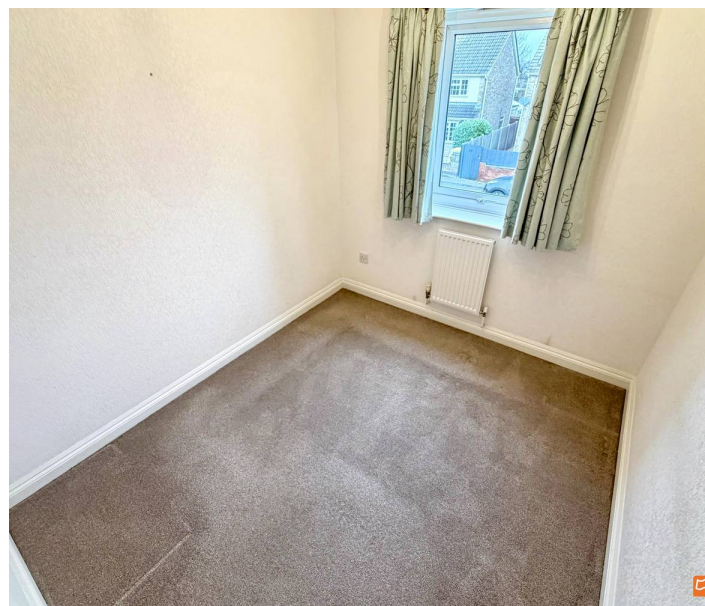
The lease commenced on 25th March 1995 with an initial 125 year lease term, therefore there are approximately 95 years left remaining on the lease. We have been advised that there is a monthly service charge payable of £100.

#### Disclaimer

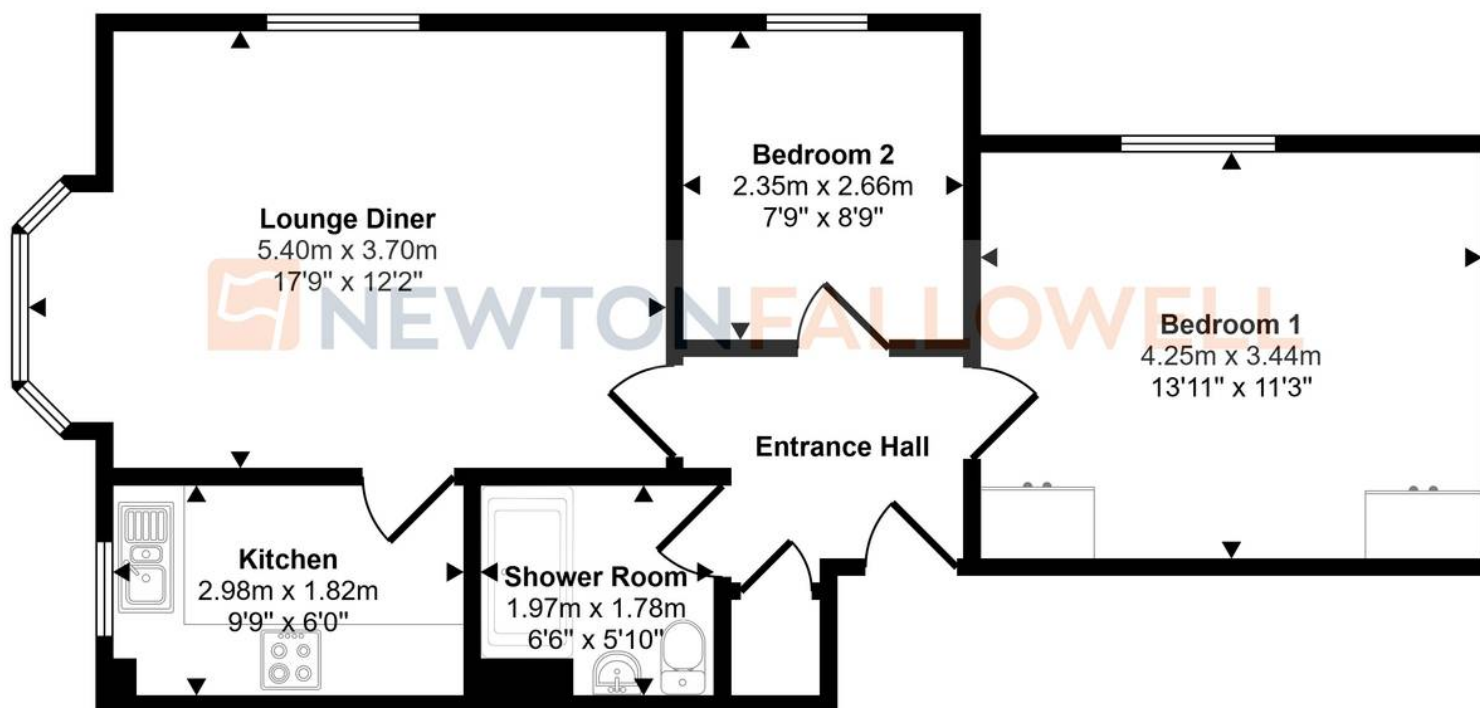
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. The measurements listed are approximate and should not be taken as precise. We have not carried out any tests on the property's utilities, systems, or appliances. Prospective purchasers are strongly advised to arrange their own surveys or inspections before making an offer.

#### Note to Buyers

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance - we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.



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.

## Newton Fallowell - Peterborough

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