



16 Lavenham Court, Peterborough  
£110,000

 **NEWTON FALLOWELL**

## 16 Lavenham Court

Orton longueville, Peterborough

This well-presented FIRST FLOOR APARTMENT offers a superb opportunity for first-time buyers or investors, featuring ONE DOUBLE BEDROOM, an OPEN PLAN LOUNGE DINER & KITCHEN, and a THREE-PIECE FAMILY BATHROOM whilst being sold with NO ONWARD CHAIN, all situated in a sought-after location just off Botolph Green. Upon entering the property, you are greeted by a welcoming hallway with storage, providing a practical solution for coats, shoes, and household essentials. The spacious open plan living area is thoughtfully arranged, with ample room for both comfortable seating and dining furniture, and benefits from natural light through large windows to the front aspect. The kitchen area is fitted with a range of wall and base units, integrated oven and hob, space for a fridge freezer, and plumbing for a washing machine, ensuring all the essentials are close at hand for modern living. The generously sized double bedroom is positioned to the rear of the apartment, offering a peaceful retreat with space for wardrobes and additional furnishings. The family bathroom is appointed with a white three-piece suite, including a panelled bath with shower over, pedestal wash basin, and WC, complemented by tiled splashbacks for ease of maintenance.

### Service Charge

Paid bi-annually in January - July - two payments £50.41 - Homegroup

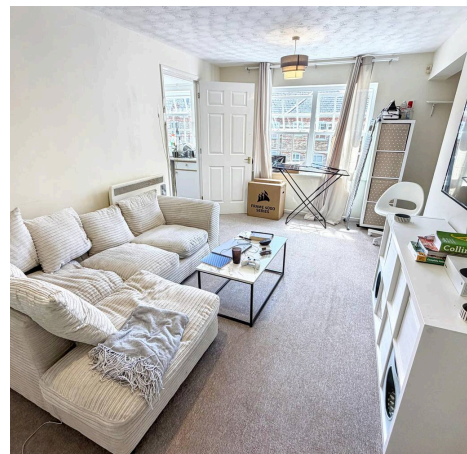
Paid bi-annually in January - July - two payments £455.44 - Firstport

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





**Lounge Diner**  
16' 2" x 13' 1" (4.93m x 4.00m)

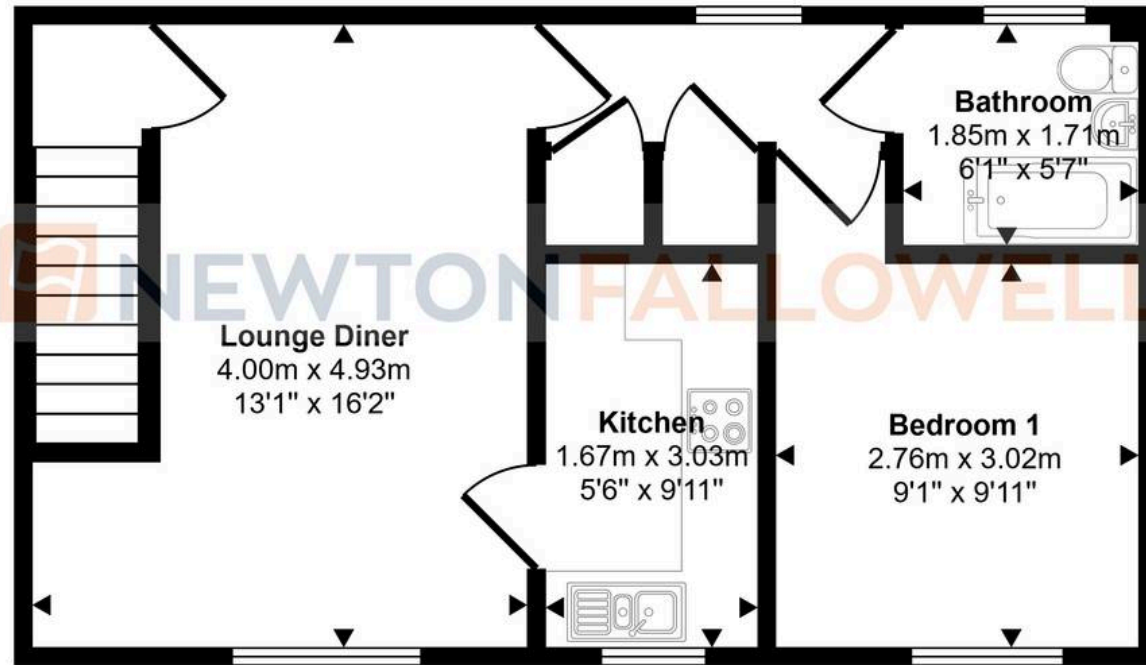
**Kitchen**  
9' 11" x 5' 6" (3.03m x 1.67m)

**Bedroom 1**  
9' 11" x 9' 1" (3.02m x 2.76m)

**Family Bathroom**  
6' 1" x 5' 7" (1.85m x 1.71m)



Approx Gross Internal Area  
43 sq m / 461 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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