

for sale

guide price **£100,000**



## Danish Court Werrington PETERBOROUGH PE4 5EN

GUIDE PRICE £100,000 - £105,000

This well-presented one bedroom first-floor apartment offers bright and comfortable living close to a range of local amenities, shops and transport links, making it an excellent choice for first-time buyers or landlords seeking a reliable investment.



# Danish Court Werrington PETERBOROUGH PE4 5EN

## Entrance

Half glazed, double glazed door into the entrance. Wall mounted electric heater and staircase to the first floor landing.

## Landing

Radiator, airing cupboard area (Agents note: door is missing to the cupboard), textured ceiling with loft access and doors off onto lounge/diner, bedroom and bathroom.

## Lounge / Diner

Three radiators, TV and telephone points, textured ceiling, UPVC double glazed window to the front and UPVC double glazed windows to the rear. Double doors into the kitchen.

## Kitchen

Comprising a range of matching wall and base level units, worktops and a one and a half sink with a mixer tap over and tiled splashbacks. Cookerpoint, plumbing for washing machine, gas boiler (servicing the hot water and central heating system), textured ceiling and UPVC double glazed window to the rear.

## Bedroom

Radiator, laminate flooring, three mirror fronted sliding doors into the fitted wardrobe (with hanging rails and shelving), textured ceiling and UPVC double glazed window to the rear.

## Bathroom



Comprising a three piece suite to include a bath with taps over and tiled splashbacks, a shower is fitted over with a shower screen, a wash hand basin with taps over which is set within a vanity unit with storage cupboards below, plus a WC. Radiator, shaver point, textured ceiling and a frosted UPVC double glazed window to the front.

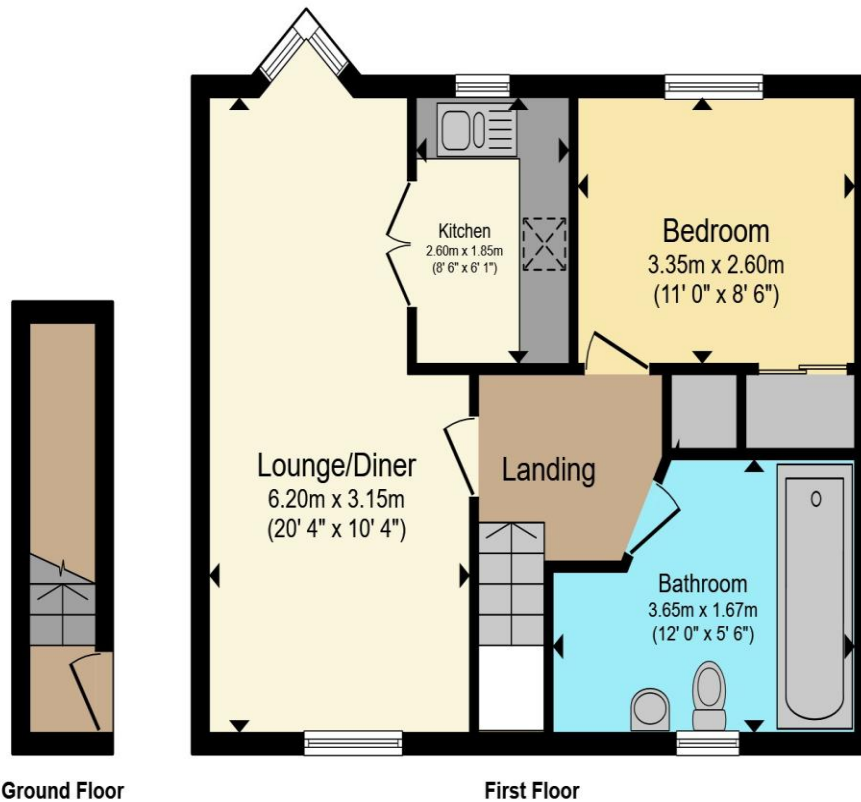
## Parking

Allocated parking for one vehicle

## Outside

Communal Gardens





Total floor area 51.9 m<sup>2</sup> (558 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Unit 6 Staniland Way Werrington  
 PETERBOROUGH PE4 6NA

Property Ref: WRN305800 - 0006

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 648.12

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold backs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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