



**Connells**

Lavenham Court  
Orton Longueville Peterborough



### Property Description

Situated in the highly sought-after residential area of Orton Longueville, this well-maintained one bedroom first floor apartment provides comfortable and practical living accommodation throughout.

The property is accessed via a communal entrance and opens into a central hallway, giving access to all rooms. The spacious lounge/diner offers a bright and airy living space, with a versatile layout allowing for both seating and dining areas. The separate kitchen is fitted with a range of wall and base units and provides ample workspace.

The double bedroom is well-proportioned, offering good space for bedroom furniture. The bathroom is fitted with a three-piece suite including bath, wash hand basin and WC.

Further benefits include allocated parking, making everyday convenience easy, as well as being ideally located for local amenities, transport links and access into Peterborough city centre. The property offers an excellent opportunity for first time buyers, downsizers or buy-to-let investors alike.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Storage cupboard.

## Bathroom

Bath with electric shower over, tiled walls, wash hand basin and WC.

## Lounge/Diner

Dual aspect windows, carpet,

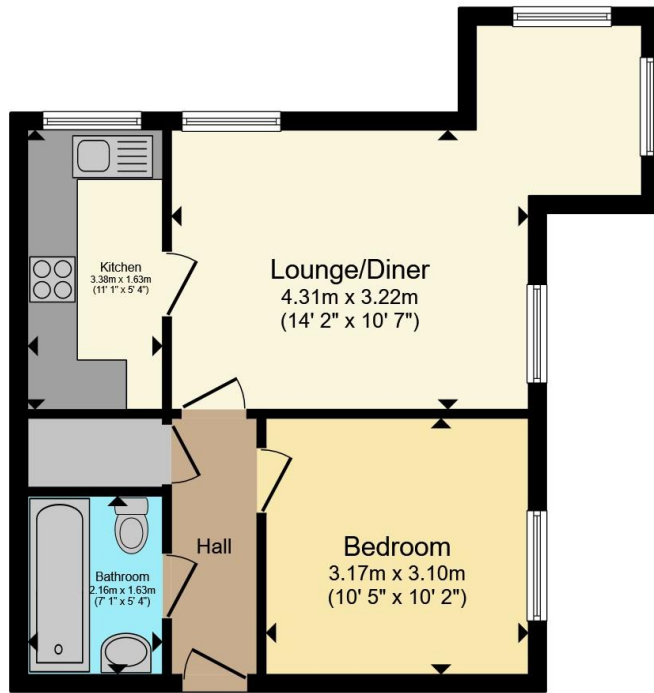
## Kitchen

UPVC double glazed window, high and low level storage with worktops over, laminate flooring, oven with induction hob, tiled splashbacks, stainless steel sink/drainer with mixer tap.

## Bedroom

UPVC double glazed window, carpet and radiator.





## 2nd Floor

Total floor area 43.4 m<sup>2</sup> (467 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)

**Connells**



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**T 01733 314 775**  
**E [peterborough@connells.co.uk](mailto:peterborough@connells.co.uk)**

14 Cowgate  
 PETERBOROUGH PE1 1NA

EPC Rating: D Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/PBO312987](http://connells.co.uk/Property/PBO312987)**

Tenure: Freehold



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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Property Ref: PBO312987 - 0002