

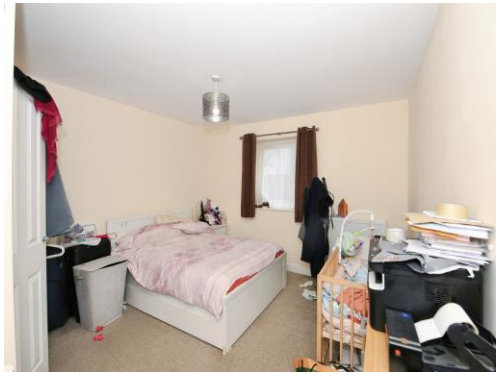
Connells

Hartley Avenue
Peterborough

Hartley Avenue
Peterborough PE1 5FT

for sale
£140,000







Property Description

A wonderful two-bedroom, ground floor apartment located in the Fengate area of Peterborough, just outside of the city centre and a short walk from various transport links. Offering a fantastic location, easy access to city centre and a well presented interior this property is one not to be missed out on. Perfect for either a first time buyer or investor.

Internally the property includes a spacious Lounge/Kitchen area that's both open and light meaning the room can be configured to suit any buyers requirements. The Kitchen is well kept and includes space for appliances alongside various storage cupboards. The property also includes a Master Bedroom with a built in wardrobe, this room can accommodate a large bed and additional furniture as required. The Second Bedroom is equally spacious and can act as either an additional bedroom, office space or another living area. Finally, we have the Main Bathroom that includes a bath/shower combo, toilet and sink.

Externally the property includes an allocated parking space and easy access to various transport links alongside green spaces.

With an excellent location, easy to use transport links and a modern interior this property is one not to be missed out on. Call to view now.

Entrance Hall

Kitchen/Living Room

A spacious Kitchen/Living Room area complete with ample space for furniture and additional appliances/storage options.

Master Bedroom

A large and open Master Bedroom that is filled with natural light. Its open design means the room can accommodate a large bed, wardrobes and additional furniture as required.

Second Bedroom

An equally spacious Second Bedroom that could be used as a bedroom, office space or additional living area.

Main Bathroom

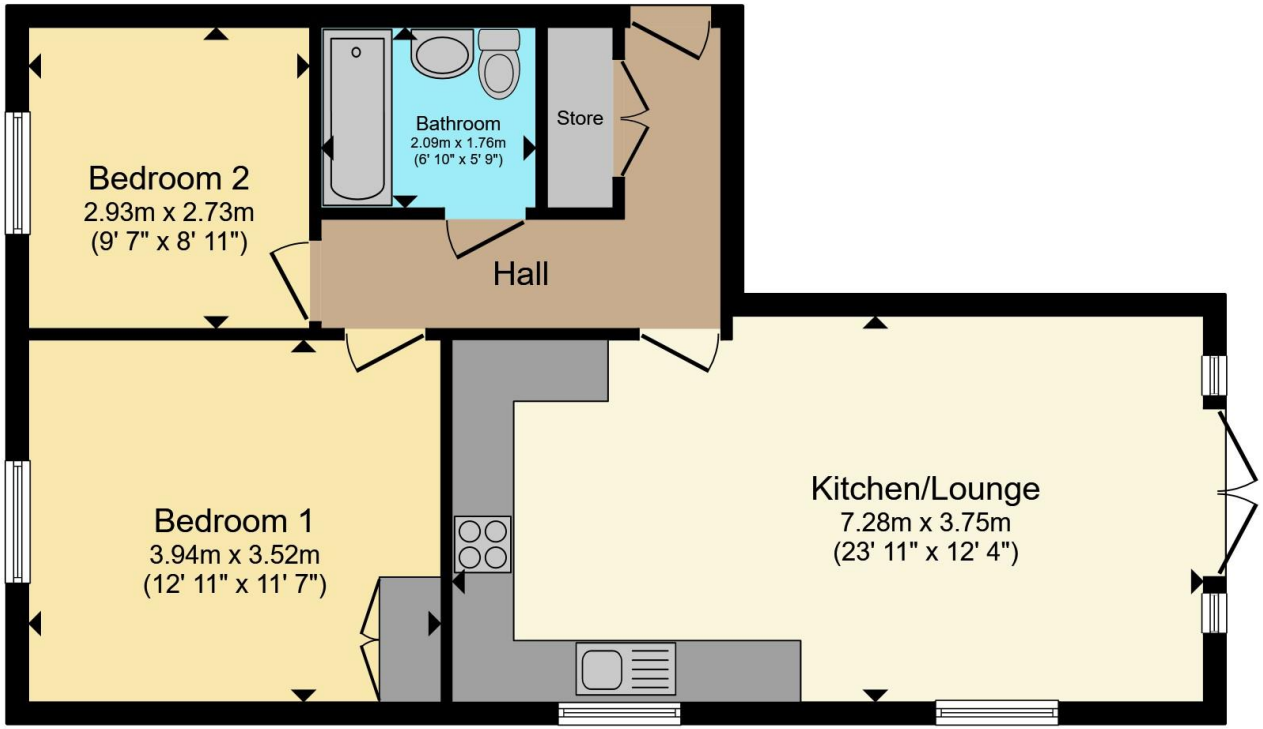
A Main Bathroom that's well presented and stylish. Complete with a bath/shower combo, toilet and sink.

Agents Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'











Total floor area 61.5 m² (662 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

Connells

To view this property please contact Connells on

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14 Cowgate
PETERBOROUGH PE1 1NA

EPC Rating: C

Council Tax Band: B

Service Charge: 1500.00

Ground Rent: 420.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO313113

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.