

Oaklands, PETERBOROUGH PE1 2QY

william h brown

welcome to

Oaklands, PETERBOROUGH

Further benefits include communal parking and a well-maintained setting. The property's prime location places it within easy walking distance of the city centre, offering a wide range of shops, restaurants, and amenities, as well as excellent transport links via the nearby train station-ideal.





Located in a highly sought-after central position, this beautifully refurbished two-bedroom flat at Oaklands, PE1 offers stylish, turnkey living ideal for first-time buyers, investors, or those looking to downsize. The property has been recently renovated to a high standard, providing a fresh, modern interior throughout. The accommodation comprises a bright and spacious living area with direct access to a balcony, perfect for relaxing or enjoying some outdoor space. The contemporary kitchen is well-appointed, while both bedrooms are generously sized and complemented by a sleek, modern bathroom. The property has a service charge of £1200 pa and a lease with approximately 92 years remaining. The ground rent is yet to be confirmed. Please note that the AML fee covers 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.







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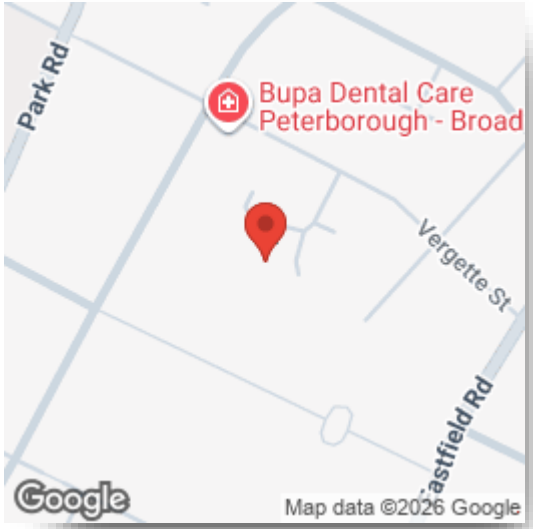
- Recently refurbished throughout
- Two well-proportioned bedrooms
- Bright living area with private balcony
- Modern fitted kitchen
- Communal parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1200.00
Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£110,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PCG122525 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01733 311022

Peterborough@williamhbrown.co.uk

6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.