

for sale

offers in excess of **£110,000**



## Lavenham Court Peterborough PE2 7ZF

A well-presented one-bedroom first-floor flat located in the popular Botolph Green area of Orton Longueville, offering a spacious lounge, separate fitted kitchen, double bedroom, bathroom, and allocated parking, ideal for first-time buyers or investors.



# Lavenham Court Peterborough PE2 7ZF

## Entrance Hall

Door to front, stairs to first floor.

## Lounge

Window to front and electric heater.

## Kitchen

High and low level storage with worktops over, sink/drain, space for washing machine/fridge freezer, oven with electric hob and hood and heater.

## Bedroom One

Window to front and electric heater.

## Bathroom

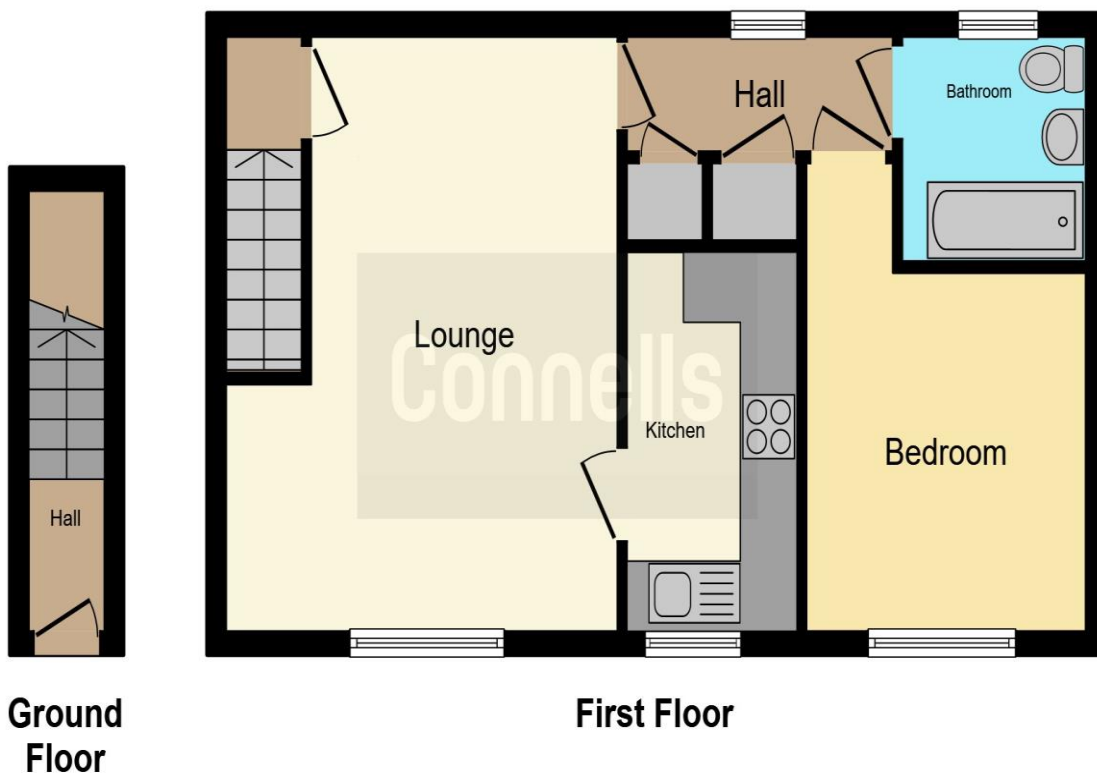
Laminate flooring, tiled walls, WC, wash hand basin and window to rear.











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.focalagent.com](http://www.focalagent.com)

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14 Cowgate  
 PETERBOROUGH PE1 1NA

Property Ref: PBO312012 - 0008

Tenure:Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

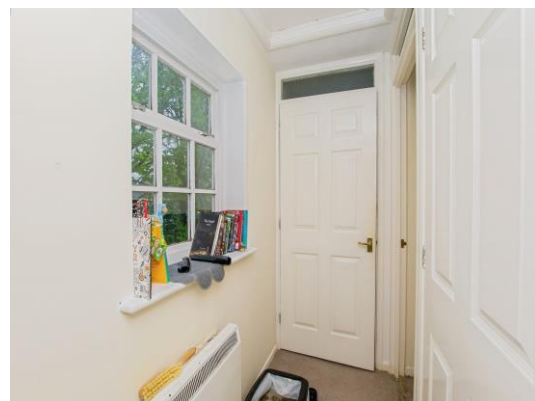
Ground Rent: Ask Agent

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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