



Flat 3 Longthorpe House Mews

Bretton PE3 9TL

Offers in the region of £265,000



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A Rare Opportunity to purchase a Two Bedroom Ground Floor Apartment forming part of a splendid detached property. Offering spacious accommodation, character, high ceilings, and well presented throughout. Situated in an exclusive private cul-de-sac with large well established communal garden areas. The property also benefits from its own private patio area.

The property comprises an Entrance Hall, Lounge, Kitchen, Dining Area, Two Double Bedrooms and a Bathroom.

A Single Garage on-bloc and Off-Road Parking.

Outside the property is approached by a long sweeping driveway, situated on a large plot offering well maintained garden areas. Mainly laid to grass and mature plants, shrubs and trees.

This property is within close distance of the Hospital, local amenities and Ferry Meadows country park, also close to major transport links.

Tenure: Leasehold - See Agent for details.

Council Tax Band: D





Entrance Hall  
7'11" x 7'3" (2.42m x 2.23m)

Lounge  
16'1" x 12'2" (4.91m x 3.73m)

Kitchen  
11'4" x 7'2" (3.46m x 2.19m)

Hallway  
7'2" x 5'1" (2.19m x 1.55m)

Dining Area  
22'10" x 7'11" (6.96m x 2.42)

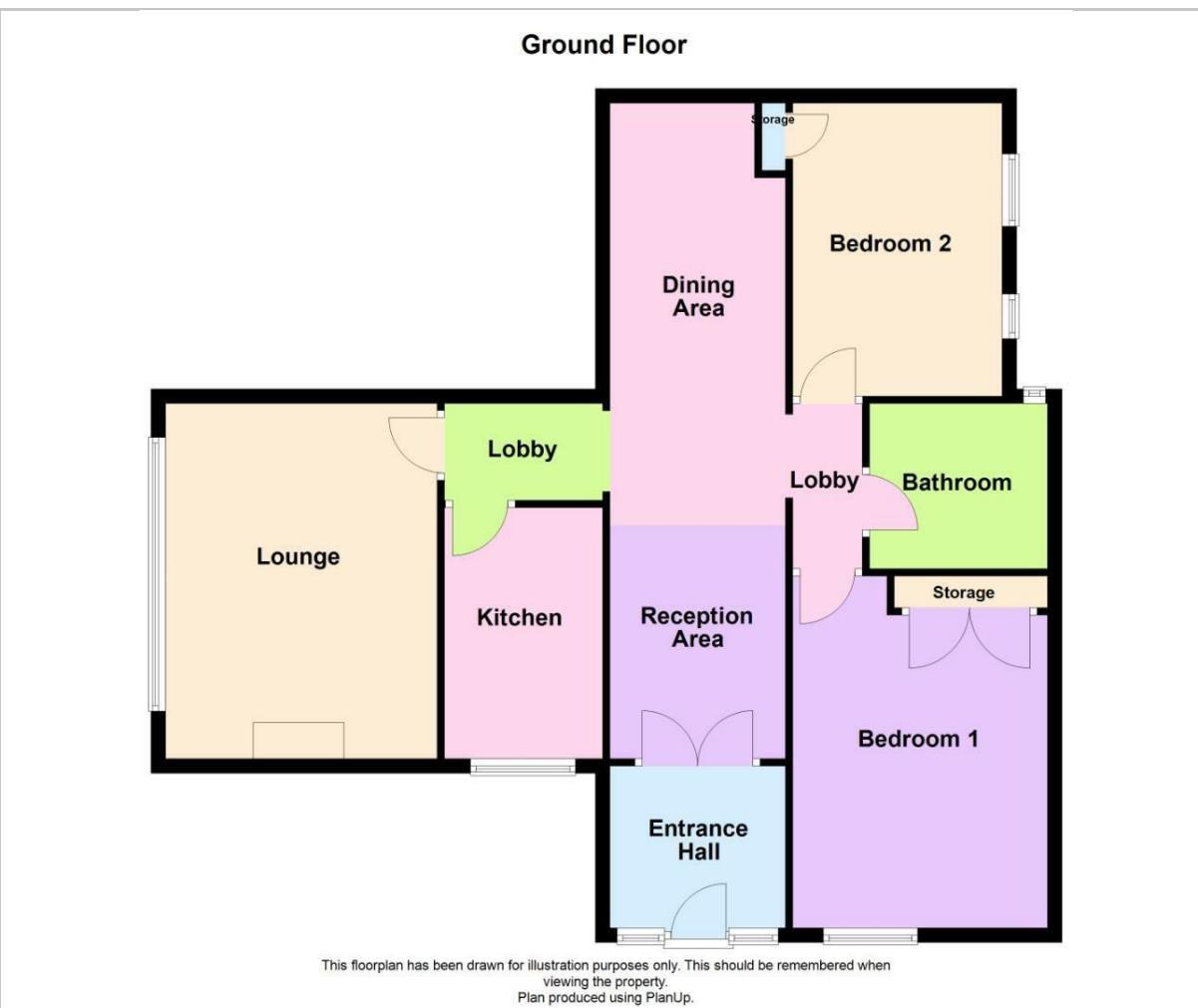
Bedroom One  
4.33m x 3.38m (1.22m.10.06mm x 0.91m.11.58mm)

Bedroom Two  
14'5" x 9'5" (4.40m x 2.89m)

Bathroom  
14'5" x 9'5" (4.40m x 2.89m)



## Floor Plan



## Area Map



## Viewing

Please contact our Orton Office on 01733 852257  
if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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