



**Connells**

Barton Close  
Peterborough

# Barton Close Peterborough PE4 7PW

Guide Price  
**£100,000 to £110,000**



## Property Description

This two-bedroom ground floor flat offers an excellent opportunity for a variety of buyers, whether you're taking your first step onto the property ladder, looking to downsize, or seeking an addition to your investment portfolio.

The accommodation comprises a welcoming lounge, fitted kitchen, two bedrooms, and a shower room. Externally, the property benefits from a private enclosed garden, providing a pleasant outdoor space to enjoy, as well as communal parking for residents.

Conveniently located close to local amenities and transport links, the property offers comfortable, low-maintenance living. The flat is currently tenanted, making it particularly appealing to investors seeking immediate rental income, while also presenting a fantastic future home for owner-occupiers.

Early viewing is highly recommended.

## Entrance

Door into entrance. Three storage cupboards, textured ceiling and doors off onto kitchen, shower room, bedrooms and lounge.

## Lounge

Two radiators, TV and telephone points, coving to textured ceiling, window to the rear and a fully glazed UPVC door to the rear.

## Kitchen

Comprising a range of matching white gloss wall and base level units, worktops and a single drainer sink with mixer tap over. Built in oven, hob, four ring hob and extractor. Plumbing for washing machine and space for a full standing fridge freezer. Gas boiler servicing the hot water and central heating system. Door into further storage cupboard, ceramic tiled flooring, textured ceiling and window to the front.

## Shower Room

Being fully tiled and comprising a three piece suite to include a shower cubicle, wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, extractor, coving to textured ceiling and window to the front.

## Bedroom One

Radiator, telephone point, double doors into fitted wardrobes, textured ceiling and window to the rear.

## Bedroom Two

Radiator, textured ceiling and window to the front.

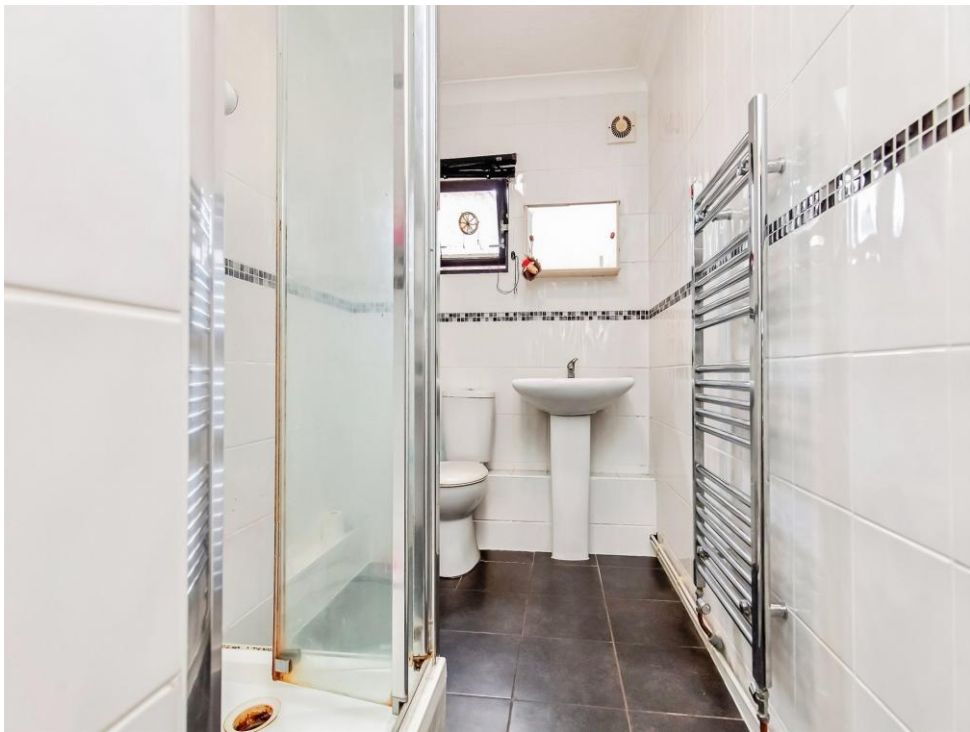
## Garden

The private enclosed garden is laid to lawn with a paved patio area.

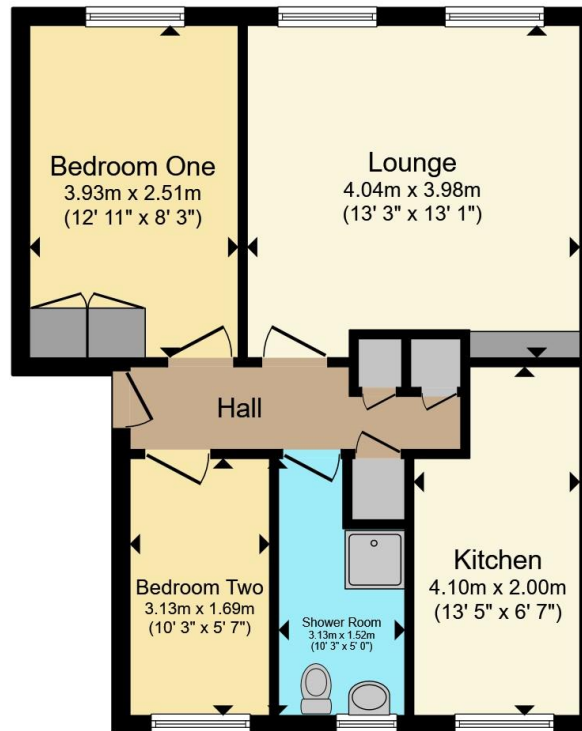
Parking

Communal









Total floor area 49.7 m<sup>2</sup> (535 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)



To view this property please contact Connells on

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Unit 6 Staniland Way Werrington  
 PETERBOROUGH PE4 6NA

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 1174.00

Ground Rent:  
 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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