



Varity House Vicarage Farm Road, Peterborough PE1 5GW

welcome to

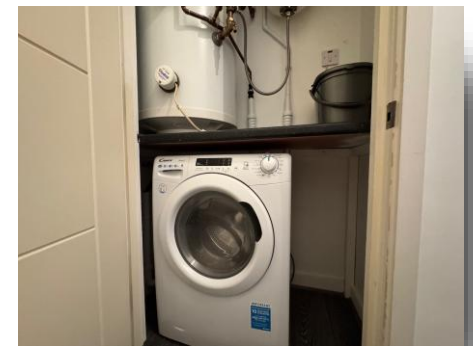
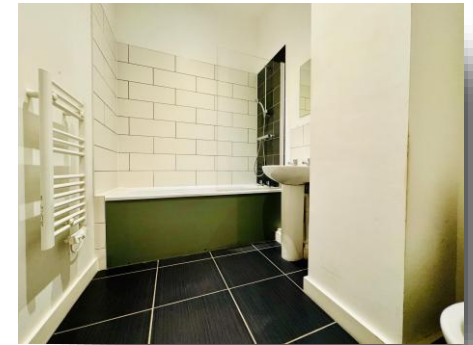
Varity House Vicarage Farm Road, Peterborough

Based on the outskirts of Peterborough City, this quieter location is a popular choice for renters as offers parking, modern open plan kitchen diner living area, double bedroom and modern tiled bathroom. Peterborough city is a short Bus route and offers FASTt Rail Links to London Kings Cross.



" Ideal Buy to Let or 1st time buyer Apartment "

Pleased to offer this modern one bedroom apartment on the outskirts of Peterborough City. This 1st floor apartment is very well presented and offers Open Plan Living with modern Kitchen and Bathrooms and a generous double Bedroom. Secure parking to the front of the complex with door entry system and lift access to the apartment. Being a popular rental location, would recommend for existing and establish Buy to Let investors. The apartment is being sold with No onward Chain. 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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welcome to

Varity House Vicarage Farm Road, Peterborough

- One Bedroom modern Apartment
- Ideal Buy to Let in popular rental area or, 1st time Buyer
- Open plan Kitchen Dining Living Area
- Secure Parking
- Lift access

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015.
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

£85,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PCG122624 - 0013

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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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