



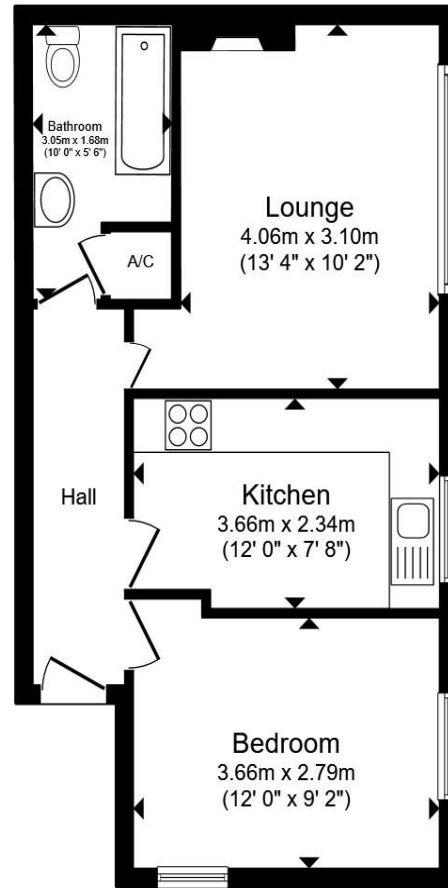
Oundle Road, Peterborough PE2 9PJ

welcome to

Oundle Road, Peterborough

Being offered with NO UPWARD CHAIN, William H Brown are please to present this well-presented one-bedroom first floor apartment with allocated parking that represents an ideal opportunity for first-time buyers and investors alike. The property comprises a bright and spacious lounge, a separate fitted kitchen with a range of wall and base units, a generous double bedroom, and bathroom with electric shower over the bath. The entrance hall benefits from a secure intercom entry system. Ideally positioned within easy reach of Peterborough city centre, the property is also just a short distance from Peterborough train station, making it perfect for commuters. A wide range of local shops, amenities, and services are all close by. With a long lease in place and strong potential for attractive rental yields, this apartment presents a smart and low-maintenance investment or a comfortable home in a well-connected location. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.





1st Floor

Lounge

Kitchen

Bathroom

Total floor area 43.2 m² (465 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

welcome to

Oundle Road, Peterborough

- ONE BEDROOM
- FIRST FLOOR
- ALLOCATED PARKING
- PERFECT FOR FIRST TIME BUYERS/INVESTMENT
- CLOSE TO TRAIN STATION
- NO UPWARD CHAIN

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 841.17

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£95,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FLE104863](https://www.williamhbrown.co.uk/Property/FLE104863)



Property Ref:
FLE104863 - 0006

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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