

For Sale

1 Bedrooms Apartment

Somerville, Werrington, PE4 5BB

Ideal investment/first time buy. First floor apartment consisting of an open plan kitchen/lounge, one bedroom and fitted three-piece bathroom. The property has new modern fitted electric storage heaters. Allocated parking and communal garden area. The property is offered for sale with no chain.



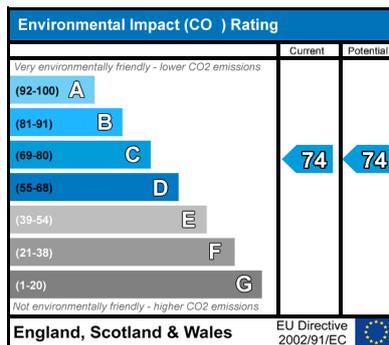
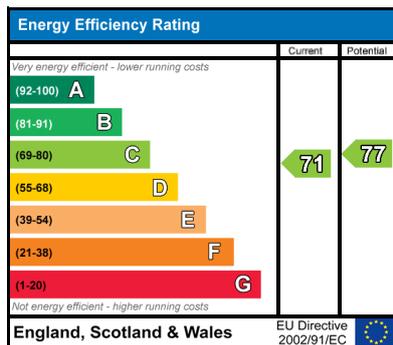
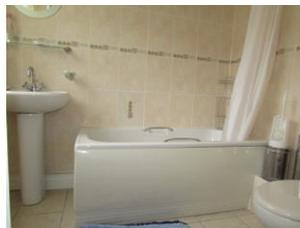
Double Glazed * Fitted Kitchen * Entryphone * Shared Garden *
Electric Heating * Communal Parking

Asking price of £69,950 leasehold

Homesabout Estate Agents & Lettings Ltd
The Annexe, 121 Park Road, Peterborough, Cambridgeshire, PE1 2TR
Tel: 01733 558800 F: 01733 553328
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|----------------------------|---|
| Communal entrance | By intercom to entre the bloc. |
| Lounge kitchen | 14'6" x 9'6" (4.42m x 2.90m) Lounge area. Smooth ceiling. Floor mounted electric storage heater. Open plan to: |
| Kitchen area | Fitted in Maple effect, comprising of wall and base units, complementary work surface, plumbing and space for washing machine, space for small fridge/freezer. Electric oven and hob with extractor fan over. Stainless steel drainer, mixer tap over (independent water heater under). Two Upvc double glazed windows to side aspect. Door to: |
| Bedroom | 8'9" x 8'4" (2.67m x 2.54m) Smooth ceiling. Inset ceiling lights, Floor mounted electric storage heater. Upvc double glazed window to rear. Television point. Door to: |
| Bathroom | Fitted three-piece suite in Alpine white, comprises of panel bath with shower attachment over, tiled corner wall over, closed coupled WC and wash hand basin. Obscure Upvc double glazed window to rear. |
| Outside | |
| Communal car park | |
| Communal garden | |
| Leasehold | 120 years Lease STARTED from the 19TH Sept 1983, maintenance, and ground rent charges to follow |
| Ground rent | £75.60 PA |
| Maintenance charges | It varies depends on maintaining grounds etc. Is then shared between residents altogether would not exceed £500pa including building insurance. Statement up to date can be provided at the point of purchase. |



VIEWING BY APPOINTMENT WITH AGENTS HOMESABOUT ESTATE AGENTS & LETTINGS LTD
 OPENING HOURS: 9.00 to 17:30 Mon to Fri, 9:00 to 13:30 Saturdays, Closed Sundays & Bank Holidays,

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

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First Floor

