



### Description:

This is a spacious city centre flat which has the benefit of a single garage. The flat has 2 bedrooms, a refitted kitchen, and is uPVC double glazed.

Conveniently located for Peterborough's main line railway station and the Queensgate shopping centre, the flat is an ideal first purchase or buy to let investment, although it is the sellers preference to sell to an investment purchaser, as it is currently tenanted, and the existing tenant would like to stay.

## £135,000

Amanda Court Thorpe Lea Road Peterborough PE3 6BU

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Second Floor Flat	Large Lounge	Single Garage
2 Bedrooms	Refitted Kitchen	Investment Opportunity
Central Location	Refitted Bathroom	Viewing Recommended

**COMMUNAL HALLWAY** With external door linked by security entryphone to the flat itself. Carpeted staircase leading to the second floor with door leading to the hallway of the flat itself.

**HALLWAY** Entry phone, storage cupboard.

**LOUNGE** 4.88m x 4.50m (16' x 14'9") max PVCu double glazed window to rear, night storage heater, TV point.

**REFITTED KITCHEN** 2.90m x 2.03m (9'6" x 6'8") Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, stainless steel sink unit with single drainer, integrated fridge/freezer and washing machine, built-in electric oven, built-in four ring electric hob with extractor hood over, PVCu double glazed window to rear, ceramic tiled flooring, fully tiled walls, built-in storage cupboard with shelving, built in storage cupboard.

**BEDROOM 1** 3.47m x 3.36m (11'5" x 11') PVCu double glazed window to front, electric panel heater.

**BEDROOM 2** 3.36m x 2.29m (11' x 7'6") max PVCu double glazed window to front, vanity wash hand basin with cupboards under, fitted wardrobe cupboards.

**REFITTED BATHROOM** Comprising P-shaped bath, pedestal wash hand basin, low-level WC, fully tiled walls, heated towel rail, electric fan heater, PVCu double glazed window to side.

**SINGLE GARAGE**

**LEASEHOLD INFORMATION** The flat is sold on a leasehold basis. We understand from the seller that the management charges / ground rent total approximately £1400 pa, although we have not seen details of this. Prospective purchasers' solicitor to make the necessary enquiries.

The purchaser will receive a share in the management company which owns the freehold of the overall development.

**EXISTING TENANCY** Please note the sale is subject to an existing tenancy, and the current tenant would like to remain as the tenant. The current rent he pays is £625 PCM and he has been a tenant on an Assured Shorthold Tenancy since 2011.

**VACANT POSSESSION** If an applicant requires vacant possession, then the flat is sold on the basis that after exchange of contracts, the seller will give the tenant the required notice, in order that vacant possession can be granted upon completion of the sale. There will likely need to be 2 months between exchange & completion.

