QUENTIN MARKS

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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

FOR SALE

Amanda Court Thorpe Lea Road Peterborough PE3 6BU

Second Floor Flat	Large Lounge	Single Garage
2 Bedrooms	Refitted Kitchen	Investment Opportunity
Central Location	Refitted Bathroom	Viewing Recommended
<u>COMMUNAL HALLWAY</u> With extense security entryphone to the flat itself leading to the second floor with door l of the flat itself.	•	M Comprising P-shaped bath, pedestal ow-level WC, fully tiled walls, heated fan heater, PVCu double glazed window

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.

SINGLE GARAGE

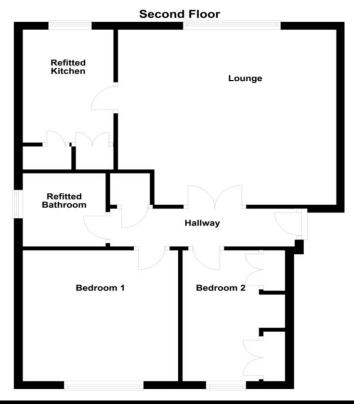
LEASEHOLD INFORMATION The flat is sold on a leasehold basis. We understand from the seller that the management charges / ground rent total approximately £1400 pa, although we have not seen details of this. Prospective purchasers' solicitor to make the necessary enquiries.

£135,000

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.



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale

THE PROPERTY MISDESCRIPTIONS ACT 1991 Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.