

### Description:

Conveniently located for Peterborough City Centre and the train station which gives 45 minute access to London Kings Cross, this 2nd floor apartment is spacious with 2 double bedrooms and has the benefit of uPVC double glazing and a single garage.

The communal gardens are beautifully kept and laid to lawn. Currently tenanted so can be bought as a buy to let investment, or notice can be given by the seller if vacant possession is required.

## £144,950

Kirkwood Close Peterborough PE3 6BL

# Kirkwood Close

## Peterborough PE3 6BL

£144,950

*Centrally Located*

*uPVC Double Glazed*

*Ideal Buy To Let*

*Second Floor*

*Single Garage*

*Excellent First Time Buy*

*2 Double Bedrooms*

*Well Presented*

*Viewing Recommended*

**COMMUNAL HALLWAY** There is a well presented communal hallway, which has a carpeted floor, and staircase leading to the second floor with access to the flat itself.

**ENTRANCE HALL** Built-in storage cupboard with hanging space, airing cupboard housing hot water cylinder. Access to loft space.

**KITCHEN** 3.23m x 2.29m (10'7" x 7'6") Fitted with a matching range of base and eye level units with worktop space, stainless steel sink unit with single drainer, plumbing for washing machine, space for cooker with extractor hood over. PVCu double glazed window to front.

**LOUNGE** 5.18m x 3.25m (17' x 10'8") PVCu double glazed window to rear, night storage heater, TV point.

**BEDROOM 1** 4.08m x 3.31m (13'4" x 10'10") PVCu double glazed window to front, night storage heater.

**BEDROOM 2** 3.78m x 2.59m (12'5" x 8'6") PVCu double glazed window to rear, night storage heater.

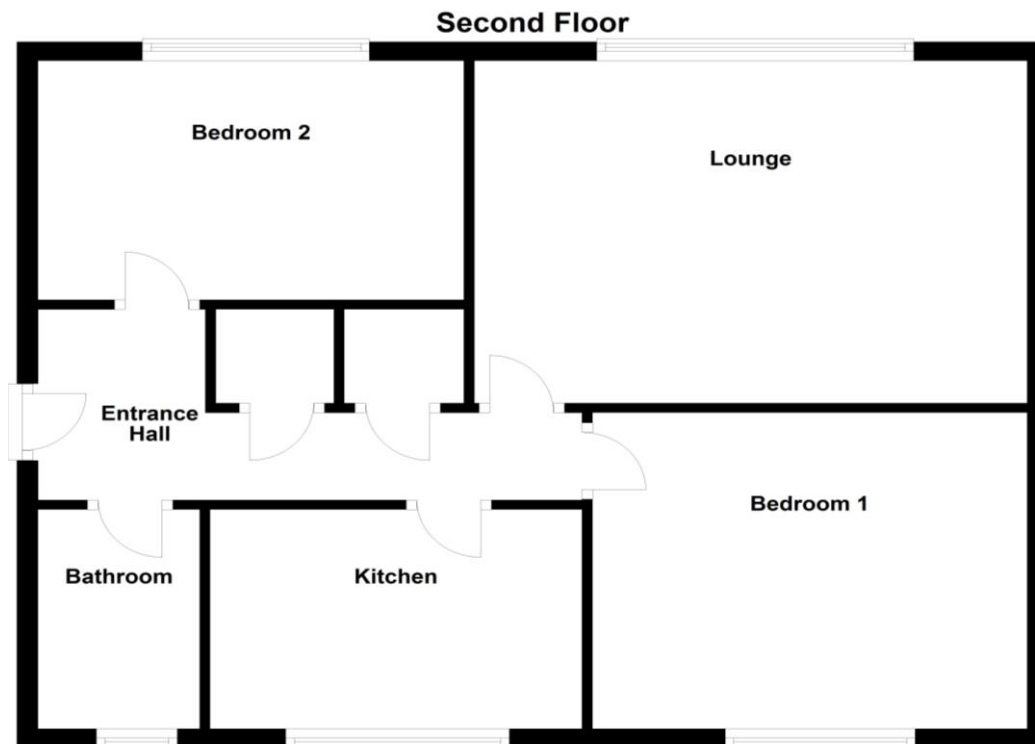
**BATHROOM** Comprising panelled bath with independent electric shower over, pedestal wash hand basin, low-level WC, electric fan heater, PVCu double glazed window to front.

**SINGLE GARAGE** There is a recently block paved driveway and access leading to the single garage within a block. The garage is number 30.

**COMMUNAL GARDENS** There are beautifully maintained lawned gardens for the benefit of the residents and their guests.

**LEASE DETAILS** This apartment is sold on a leasehold basis. In July 2008 the lease was extended to a 199 year lease with effect from 1st April 1974. We understand that the management charges are at £960 per annum, and that the ground rent is £40 per annum.

**TENANCY** The apartment is currently rented out at £675 PCM, and the existing Assured Shorthold Tenancy expires 23rd March 2019. After this, if the tenant has not given notice, the tenancy will become periodic, and 2 months notice will be required to be given.



**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.