



Oaklands, Peterborough, PE1 2QY

£105,000

*** TWO BEDROOM FIRST FLOOR APARTMENT IN CITY CENTRE *** The first floor apartment comprises of Kitchen, lounge and bathroom with shower. The property has modern fittings is tastefully decorated with neutral decor throughout and benefits from an attractive balcony. Allocated Parking is available



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ENTRANCE HALL 12'9" x 5'10" max (3.9m x 1.8m max)

Intercom system, storage cupboard, laminate flooring, wall mounted electric heater, door to;

LOUNGE 9'10" x 13'1" max (3.0m x 4.0m max)

The living space has laminate flooring, wall mounted electric heater, TV points, and sliding doors to leading to external balcony. The living area also benefits from a UPVc double glazed window to rear aspect.

KITCHEN 13'1" x 9'10" max (4.0m x 3.0m max)

Fitted with a matching range of eye and base level units with worktop space over, sink with single drainer, space for fridge freezer, dishwasher, built in oven and four ring hob, vinyl flooring, UPVc double glazed window to front aspect

MASTER BEDROOM 8'6" x 9'10" max (2.6m x 3.0m max)

Double sized bedroom fitted with wardrobes, laminate flooring, UPVc double glazed window to rear aspect

BEDROOM TWO 5'10" x 6'6" max (1.8m x 2.0m max)

laminate flooring, fitted wardrobes and electric heating

BATHROOM

Fitted with a three piece suite comprising of bath with shower over, WC and wash hand basin.

Leasehold Information

The vendor has informed us there is 100 years remaining on the lease

The service charge and ground rent combined is £1300 per annum approx

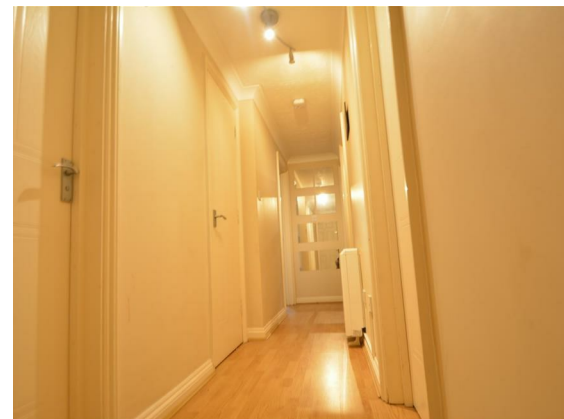
Investor Information

Based on a sale at £107.5k and potential rental income of £575pcm (please note that these figures are an illustration based on an average buy to let mortgage and deposit and actual costs may vary)

- 75% loan assuming standard BTL loan at 2.49% (interest only)
- Capital used £31,450 (including deposit, stamp duty and conveyance)
- Annual pre tax profit of £3,783 = 12.03% pre tax income on capital used (these assumptions include a service charge and ground rent estimates and is on a self managed basis)

Belvoir Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. All measurements quoted are approximate. These Particulars do not constitute a contract or part of a contract



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