

44 Earl Spencer Court
Peterborough
Cambridgeshire.
PE2 9PQ

130,000



- Ideal Investment Purchase
- First Floor Apartment
- Two Bedrooms
- Re-Fitted Kitchen
- 14ft Living Room
- Garage En Bloc



Ref: PRA12020

Viewing Instructions: Strictly By Appointment Only

General Description

** Ideal Investment Purchase ** Two Bedrooms ** Re-fitted Kitchen ** UPVC Double Glazed ** Gas Central Heating ** Communal Gardens ** Garage En Bloc ** No Forward Chain

Accommodation

Entrance Hallway

Communal hallway leading to wooden entrance door, feature side panel, radiator, telephone point

Living Room (14' 09" x 11' 06") or (4.50m x 3.51m)

UPVC double glazed window to front, UPVC double glazed window to side, two radiators, TV point, power sockets

Kitchen (8' 06" x 9' 02") or (2.59m x 2.79m)

UPVC double glazed window to front, re-fitted kitchen with matching base and eye level units with work surfaces over, stainless steel sink and drainer, space for freestanding cooker, space for fridge/freezer, space for washing machine, tiled splash back, vinyl flooring

Bedroom 1 (13' 01" x 8' 06") or (3.99m x 2.59m)

UPVC double glazed window to rear, two build in wardrobes housing hanging rails, power sockets, radiator

Bedroom 2 (11' 06" x 6' 07") or (3.51m x 2.01m)

UPVC double glazed window to front, radiator

Bathroom

UPVC double glazed window to front, three piece suite comprising WC, wash hand basin, panelled bath with shower and attachment over, part tiled walls

Outside

Communal gardens, bin store

Single Garage

Garage en bloc

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified





Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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