



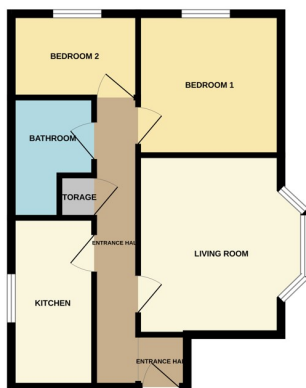
Rosedale
PROPERTY AGENTS

'Making your move easier'



Flat 4 Marholm Court, Marholm Road, Peterborough PE4 6WU

£105,000



*** NO ONWARD CHAIN *** " Located on the 1st floor, this 2 bedroom flat is an ideal investment opportunity or first time buy. Close to Brotherhood Retail Park and local amenities, this property features an entrance hall, kitchen, reception room with character bay windows, two bedrooms and a bathroom. It also has a parking space to the rear of the property. EPC Energy Rating - C/Council Tax Band - A ".

ENTRANCE

Door to front, door to hall.

ENTRANCE HALL

Phone intercom and cupboard

LOUNGE

12' 2" x 12' 2" (3.71m x 3.71m) (approx) (into bay) Bay window to front.

KITCHEN

11' 8" x 5' 10" (3.56m x 1.78m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a cooker and space for a fridge / freezer. Window to side.

BEDROOM 1

9' 11" x 9' 9" (3.02m x 2.97m) (approx) Window to side.

BEDROOM 2

9' 2" x 5' 9" (2.79m x 1.75m) (approx) Window to side.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and extractor fan.

OUTSIDE

There is to the rear.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

Leasehold is 30th September 1993 for 125 years there remaining years is 93 . The service and the ground rent is £50 per month payable to the Marholm Court Management Ltd .

This has been advised by the vendor and held in branch.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

