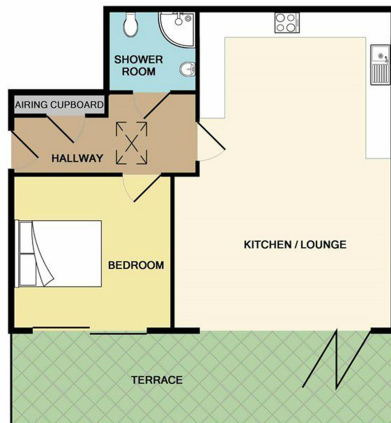




17 Guthrie House, Bretton PE3 8AX

£180,000



AGENTS NOTE: 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.



*** 1 BEDROOM PENTHOUSE *** " Ideal for those working at the hospital, first time buyers and investors. An opportunity to buy a penthouse awaits! Round the corner from Peterborough City Hospital, this one bedroom penthouse is conveniently located and also has easy transportation links. It features parking, a feature entrance hall with high ceilings and velux style windows, an open plan kitchen/living space, a good sized balcony, shower room and bedroom. Viewings are highly recommended. EPC Energy Rating - C/ Council Tax Band - A".

ENTRANCE HALL

Entrance door, velux style window, video entry system, storage cupboard and radiator.

LIVING OPEN SPACE

22' 5" x 13' 0" (6.83m x 3.96m) (max) (approx) (open plan) Bi folding glazed doors to balcony, Velux style window and two radiators.

KITCHEN OPEN AREA

11' 0" x 10' 4" (3.35m x 3.15m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer taps over, integrated oven, electric hob, plumbing for a washing machine, space for a fridge / freezer and radiator. Window to side.

BEDROOM 1

11' 9" x 11' 5" (3.58m x 3.48m) (approx) Sliding patio doors to balcony and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, corner shower cubicle, partly tiled walls and tiled flooring.

OUTSIDE

The property benefits from a balcony running across both bedroom and lounge enclosed by glass and a steel railing, there is also an outside light.

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

The lease is 250 years from 1st January 2017 leaving 244 years. The ground rent £297.36 per year and service charge is £1010.01 per year.

AGENT NOTES

We have been advised the following by the vendor lift available, fibre optic broadband, secure bike lockers and use of EV charging at the BP station.

