



14 Hadrians Court, Peterborough PE2 8NJ

£100,000



*** GROUND FLOOR APARTMENT NEAR CITY CENTRE *** " Located close to the city centre and in a cul de sac location, this 2 bedroom ground floor flat features a entrance hallway, living space, kitchen, 2 bedrooms, bathroom and communal parking. It is a fantastic investment opportunity or first time buy. EPC Energy Rating - D/Council Tax Band - A".

ENTRANCE HALL

Door to front and cupboard with new emersion heater.

KITCHEN

8' 5" x 7' 5" (2.57m x 2.26m) (approx) Fitted with range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven, hob with extractor fan over, plumbing for a washing machine, space for a fridge/ freeze and tumble dryer. UPVC double glazed window to side.

LIVING AREA

14' 8" x 9' 3" (4.47m x 2.82m) (approx) UPVC double glazed windows to rear and side, storage heater.

BEDROOM 1

12' 8" x 9' 1" (3.86m x 2.77m) (approx) UPVC double glazed window to rear.

BEDROOM 2

9' 3" x 6' 8" (2.82m x 2.03m) (approx) UPVC double glazed window to rear.

BATHROOM

7' 4" x 5' 8" (2.24m x 1.73m) (approx) We have been advised the flooring will be completed before completion. Fitted with a three piece suite comprising low level W/C, wash hand basin and bath.

OUTSIDE

There is communal parking.

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 from July 1987 for 125 years so therefore there is 88 years remaining. The management company are called Urban Bubble the service charge per 6 months is £856.59, the ground rent is £55.00 per 6 months.

