

20 Hadrians Court, Peterborough, Cambridgeshire, PE2 8NJ



Capitol Lettors

Capitol Lettors Sales & Letting Agents

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£99,995 Leasehold

Leasehold 1st floor apartment offering communal entrance hall, entrance lobby and hall, bathroom with electric shower over bath, bedroom, lounge/diner, kitchen with cooker/hob, communal gardens and parking.

Walking distance to Peterborough City Centre and good access to all good road networks. Many local shops, schools etc nearby.

The following terms and figures below are approximate and would need to be checked by a solicitor

Ground rent at £50 per year, Management fees £1590.00pa, Lease 91 years remaining

Currently rented at £550.00PCM

Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

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Communal staircase and lobby

Stairs to all floors, power and lighting, utility meters

Entrance Hall - 3.15m x 2.65m (approx)

Security entry phone, electric panel heater

Bathroom - 2.31m x 1.42m (approx)

Fully tiled, electric radiator, extractor fan, comprising of three piece bathroom suite with low level WC, vanity wash hand basin and panelled bath with electric Triton shower over

Bedroom - 4.16m x 2.76m (approx)

Glazed window to rear, electric wall heater

Lounge/Diner - 4.85m x 3.70m (approx)

Glazed window to rear and side, telephone and television points, electric wall heater

Kitchen - 2.80m x 2.00m (approx)

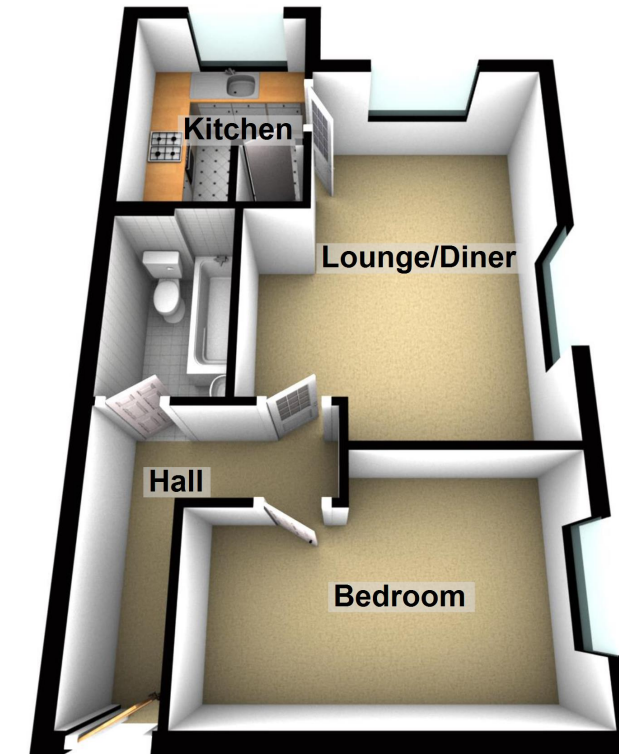
Glazed window to rear, vinyl flooring, single drainer sink with taps, plumbing for washing machine, dishwasher, space for fridge/freezer, built in electric oven, ceramic hob and extractor above, tiled splashbacks, a range of eye and base level kitchen units with complimentary worktops above.

Outside

Communal gardens and parking

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Ground Floor



This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92 to 100] A	
[81 to 91] B	
[69 to 80] C	
[55 to 68] D	
[39 to 54] E	
[21 to 38] F	
[1 to 20] G	
Not energy efficient - higher running costs	
71	84

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
[92 to 100] A	
[81 to 91] B	
[69 to 80] C	
[55 to 68] D	
[39 to 54] E	
[21 to 38] F	
[1 to 20] G	
Not environmentally friendly - higher CO ₂ emissions	
74	74

