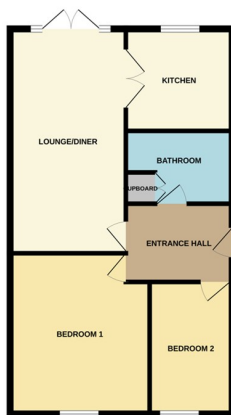




30 Burton Court, Peterborough PE1 5AF

£100,000



*** CLOSE TO CITY CENTRE *** " Conveniently located close to the city centre, this ground floor flat features an entrance, 2 bedrooms, living room, bathroom, kitchen, allocated parking space and communal garden. It makes an ideal investment or property to downsize to. EPC Energy Rating - D/Council Tax Band - A".

ENTRANCE

Door to side.

LIVING

10' 3" x 19' 0" (3.12m x 5.79m) (approx) Door to rear and two windows to rear. .

KITCHEN

8' 8" x 9' 1" (2.64m x 2.77m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer taps over, plumbing for a washing machine, integrated oven, hob, space for a fridge /freezer and window to rear.

BEDROOM 1

9' 2" x 13' 6" (2.79m x 4.11m) (approx) Window to front.

BEDROOM 2

6' 7" x 11' 1" (2.01m x 3.38m) (approx) Window to front.

BATHROOM

6' 2" x 9' 0" (1.88m x 2.74m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and cupboard with hot water tank.

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.

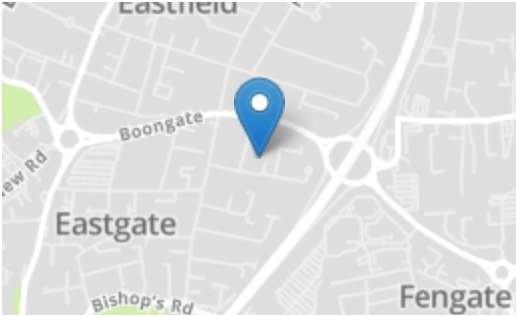
AGENT NOTES

The lease details are 99 years from 24th June 1989 therefore leaving 63 years remaining. HML property management deal with the service charges.

The service charge is £1200.90 per year.

The ground rent £254.03 was the amount taken May 2024

Full details are 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

