

Flat 6, 189 Phorpres House, London Road, Peterborough, PE2 9DS



Capitol Lettors

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£85,000 Leasehold

INVESTORS ONLY. Under gone refurbishment to include decor and flooring. Leasehold ground floor apartment offering communal entrance hall, kitchen with appliances, lounge/diner, double bedroom, bathroom with electric shower over bath, parking & communal bin store. Tenant in situ currently paying £750.00pcm

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 £100.00 per annum, Management fees £1407.00 per annum, Lease length 89 years remaining. (all these details will need to be checked by a Solicitor)

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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Kitchen

2.98m x 2.97m (9' 9" x 9' 9") Approx  
Hardwood door, security entry phone, fire alarm, hard wired heat detector, eye & base level units in beech with complimentary worktop, & tiled splash back, free standing cooker with extractor above, washing machine & fridge/freezer, fitted tile effect vinyl flooring.

Lounge/Diner

2.98m x 3.97m (9' 9" x 13' 0") Approx  
Wooden framed sash windows to rear aspect, hard wired smoke alarm, 2x storage heaters, TV & phone points, fitted laminate flooring.

Bedroom

3.75m x 2.64m (12' 4" x 8' 8") Approx  
2x wooden framed sash windows to rear aspect, hard wired smoke alarm, fuse box, storage heater, fitted carpet.

Bathroom

2.24m x 1.84m (7' 4" x 6' 0") Approx  
Loft hatch, extractor fan, three piece bathroom suite comprising of low level WC, wash hand basin with tiled splash back, paneled corner bath with electric shower over & tiled walls, fitted carpet.

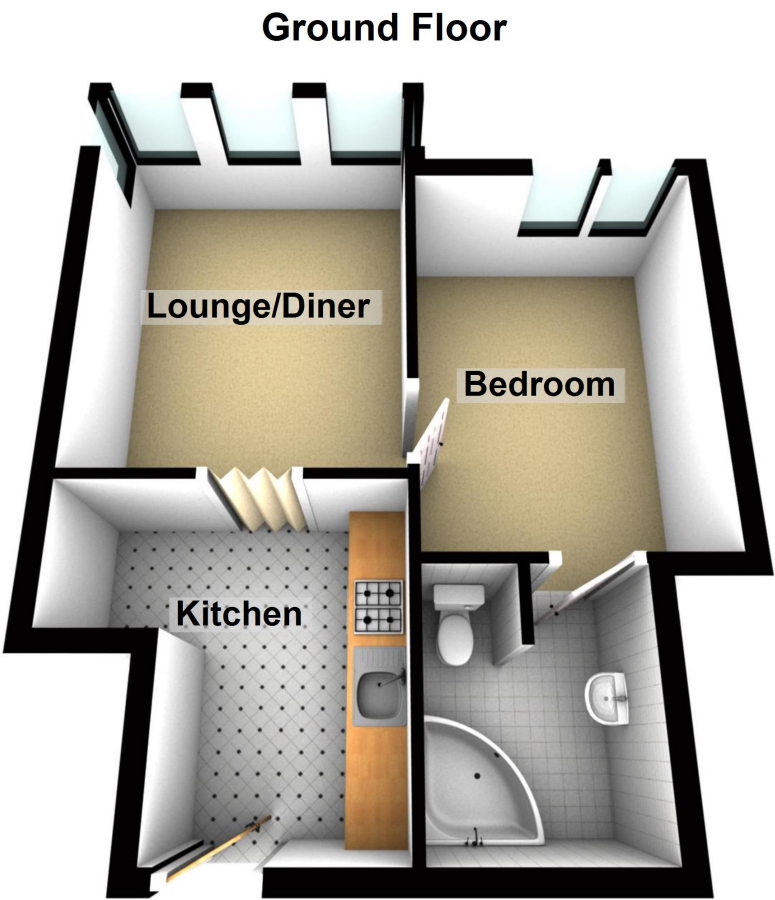
External

Communal parking & bin store, door with security entry system to communal entrance hall.

Information

Tenant in situ currently pays £650.00pcm

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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.

