7 Osric Court, Peterborough PE1 5LW   £135,000

*** TWO BEDROOM FLAT WITH IT'S OWN GARDEN! *** '' Located close to the city centre, schools and shops, this two bedroom flat has it's own garden space. With a refitted bathroom, communal parking behind gates, 2 double bedrooms, conservatory, 3 storage cupboards, lounge/diner, kitchen and garden, this apartment offers a fantastic amount of space. EPC Energy Rating -C/Council Tax Band - A''.

ENTRANCE
Door to side, three cupboards and radiator.

LOUNGE/ DINER
16' 4" x 13' 5" (4.98m x 4.09m) (approx) Window to front and radiator.

KITCHEN
10' 3" x 7' 8" (3.12m x 2.34m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, space for a cooker ,plumbing for a washing machine and space for a fridge/ freezer. Window to front.

BATHROOM
10' 4" x 5' 4" (3.15m x 1.63m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail.

BEDROOM 1
12' 5" x 11' 4" (3.78m x 3.45m) (approx) (L- Shape) Window to rear, built in wardrobes and radiator.

BEDROOM 2
11' 6" x 11' 4" (3.51m x 3.45m) (approx) Door to conservatory, window to rear and radiator.

CONSERVATORY
8' 6" x 7' 9" (2.59m x 2.36m) (approx) Door to side, Windows to rear and sides. Radiator.

OUTSIDE
The rear of the property has fencing with astro turf. Communal parking behind gates.

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.
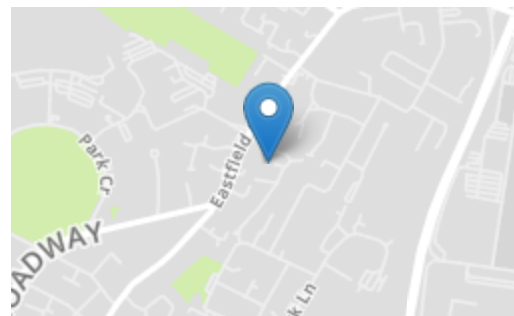
AGENT NOTES
The leasehold is 125 years from 6th November 1989 therefore leaving 90 Years.
The ground rent per year is £10
The Service charge is £540.18 per quarter .This is with Hyde Housing Association.
Full details are held in branch.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

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