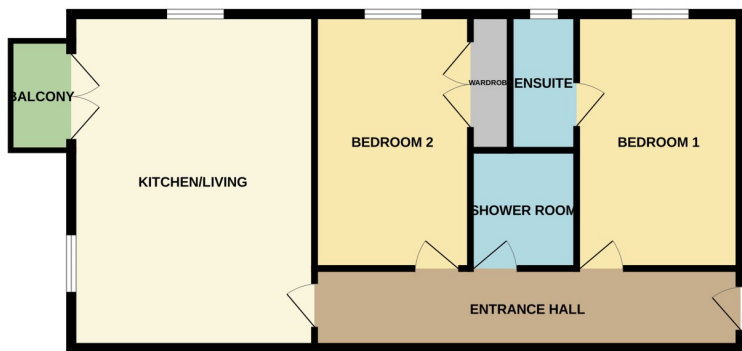




15 Guthrie House, Bretton, Peterborough PE3 8AX

£180,000



TWO BED APARTMENT NEAR CITY HOSPITAL " Ideal investment or first time buy! This 3rd floor apartment comprises of an entrance hall, kitchen/living space, 2 bedrooms with an en-suite to bedroom one and a shower room. The property also benefits from a balcony and parking. EPC Energy Rating - B/Council Tax Band -A "

ENTRANCE HALL

Door to front and radiator.

KITCHEN / LIVING

19' 5" x 14' 1" (5.92m x 4.29m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, hob with extractor fan over, integrated dishwasher, space for a fridge / freezer, space for a washing machine in cupboard, boiler enclosed in a cupboard and radiator. Window to rear, sliding doors to balcony. Window to side.

BEDROOM 1

15' 0" x 9' 5" (4.57m x 2.87m) (approx) Window to side, built in wardrobe and radiator.

EN-SUITE

7' 9" x 3' 9" (2.36m x 1.14m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to side.

BEDROOM 2

14' 9" x 11' 1" (4.50m x 3.38m) (into wardrobe) 9' 1" (2.77m) (min) (approx) Window to side, Built in wardrobe and radiator.

SHOWER ROOM

6' 2" x 6' 0" (1.88m x 1.83m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail.

OUTSIDE

One allocated parking space.

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 250 years from 1st January 2017 leaving 244 years. The ground rent £297.36 per year and service charge is £1141.78 per year.

