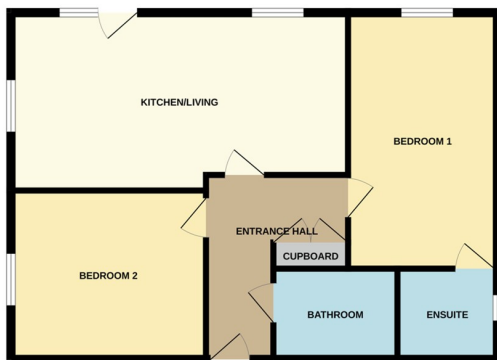




89 Cubitt Way, Peterborough PE2 9NF

£150,000



*** GROUND FLOOR APARTMENT WITH GARDEN SPACE *** " Well presented and close to the city centre and Train Station, this ground floor apartment offers an outdoor garden space - which is a rare find! The flat itself has a L-Shape entrance hall, an open plan kitchen/living space with a door out onto the garden area, 2 double bedrooms with an en-suite to bedroom one and an additional bathroom. There is also a parking space. Council Tax Band - B / EPC Energy Rating - C "

ENTRANCE HALL

L-shape. Door to side and built in cupboard.

KITCHEN / LIVING ROOM

10' 9" (min) (3.28m) 11' 4" (max) x 21' 7" (3.45m x 6.58m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated dishwasher, integrated fridge / freezer, integrated washing machine and integrated hob and oven. Window to rear, window to side, French doors to rear and two radiators.

BEDROOM ONE

17' 4" x 9' 7" (5.28m x 2.92m) (approx) Window to side and radiator.

EN-SUITE

6' 4" x 5' 6" (1.93m x 1.68m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to rear and radiator.

BEDROOM TWO

12' 9" x 10' 6" (3.89m x 3.20m) (approx) Window to side and radiator.

BATHROOM

6' 0" x 7' 9" (1.83m x 2.36m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Heated towel rail.

OUTSIDE

One allocated parking space.

LEASE DETAILS

We have been advised from the vendor of the following:

Ground rent £250.00 per year

Service charge is £4268.98

The lease length is 999 years from 1st January 2005 therefore remaining 978 years.

Full details are held in branch.

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.



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		

