



Cubitt Way, PETERBOROUGH
Offers in Excess of £145,000 **Leasehold**

**Sharman
Quinney**

Key Features

 2  2  C  B



999 Years remaining as of 01 Jan 2005

£250.00 Ground Rent pcy

Review due: Ask Agent

£3334.00 Service Charge pcy

Review due: Ask Agent

- Allocated parking
- Two double bedrooms
- Ensuite
- First floor flat
- Open plan living

The property comprises a bright and airy lounge/dining room, providing ample space for both relaxation and entertaining. The separate fitted kitchen offers a range of wall and base units with work surfaces over, along with space for essential appliances.



There are two well-proportioned double bedrooms, both benefiting from good natural light, and a modern family bathroom fitted with a three-piece suite.

Further benefits include ample storage, double glazing and electric heating throughout. The property also benefits from allocated parking and well-maintained communal areas.

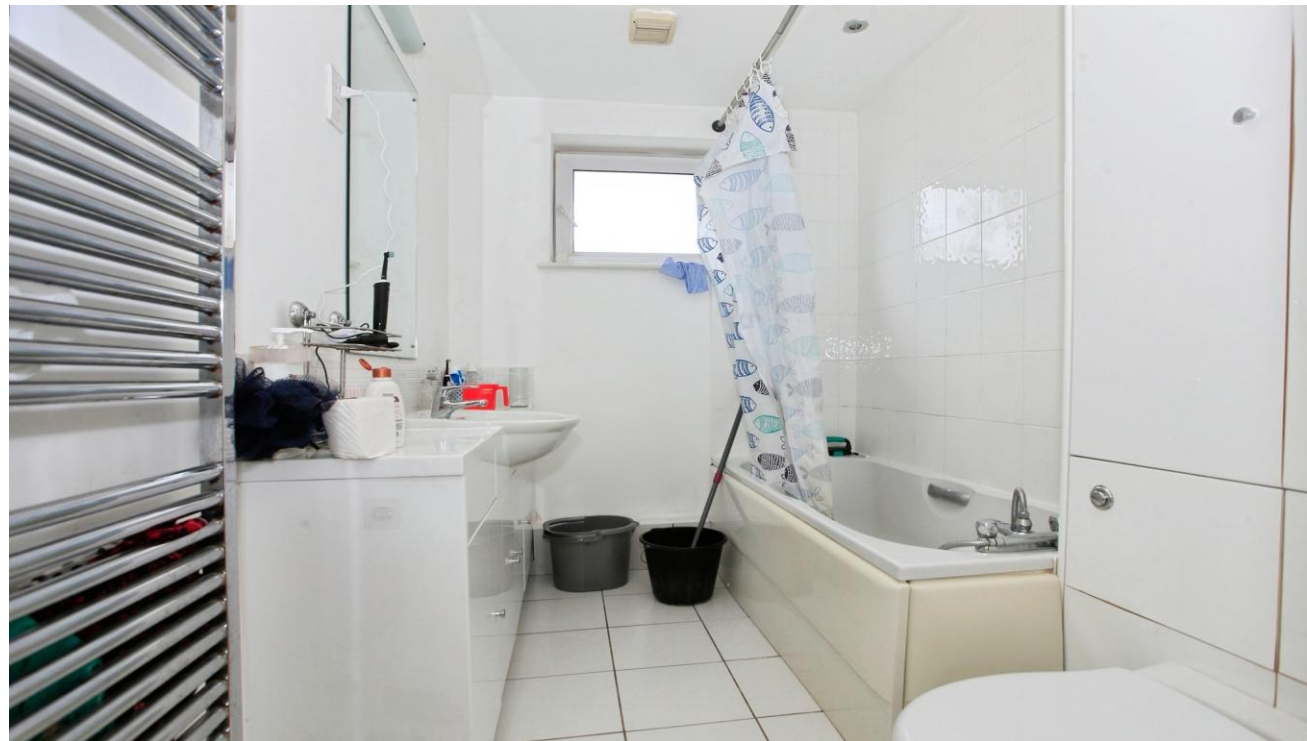
Cubitt Way is conveniently located for local amenities, transport links and green spaces, offering easy access into the city centre and surrounding areas.

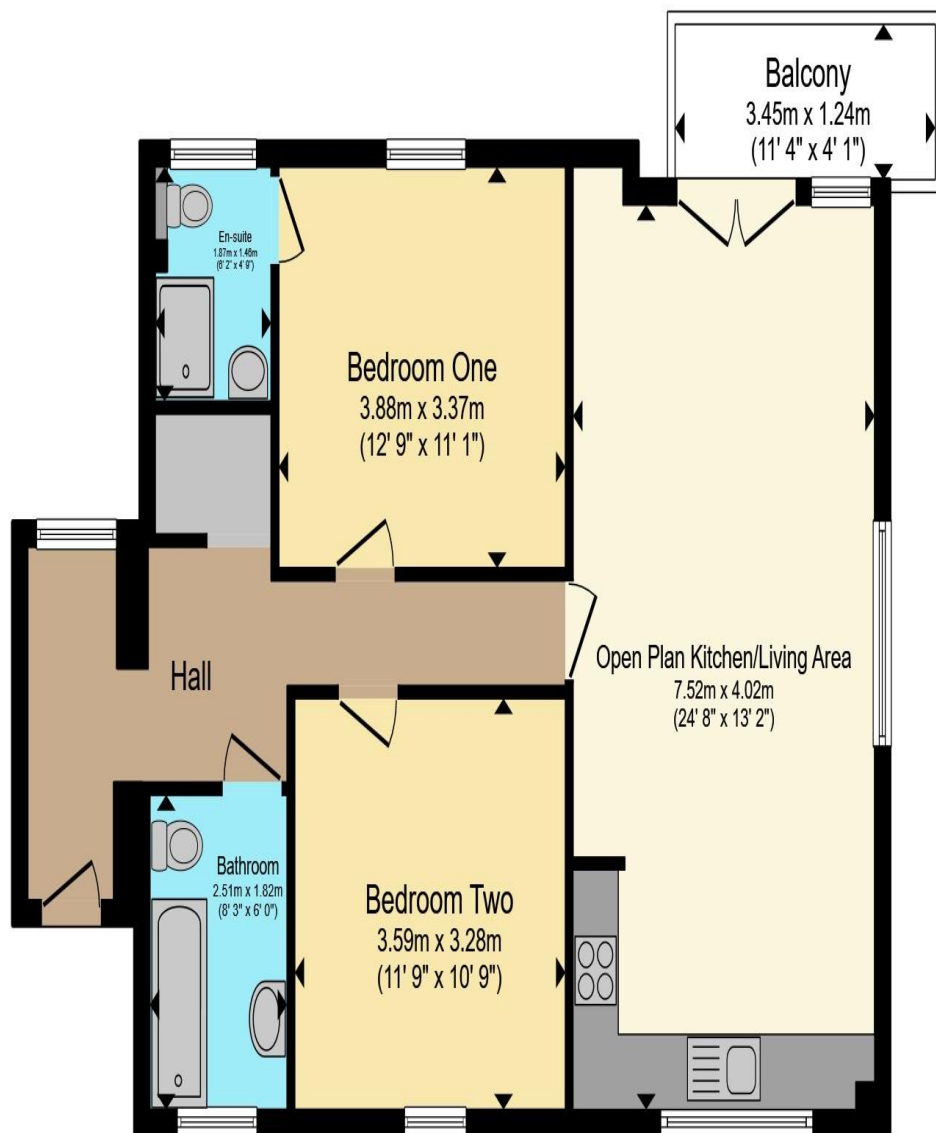
Early viewing is highly recommended to appreciate the size and location of this fantastic property.

Lounge kitchen – 4m x 7.5m

Bedroom one – 3.9m x 3.35m

Bedroom two – 3.6m x 3.3m





Total floor area 75.6 m² (814 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01733 896222

Selling your property?

Contact us to arrange a **FREE** home valuation.

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :SSQ205264 - 0004

