



Watt Close, Peterborough  
**Offers in Excess of £80,000 Leasehold**

**Sharman  
Quinney**

# Key Features

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125 Years remaining as of 10 Jan 2005

£10.00 Ground Rent pcm

Review due: Ask Agent

£570.00 Service Charge pcm

Review due: 04/2027

- Double Bedroom
- Garage
- Investment Opportunity
- Ideal First Time Buy
- No Upward Chain

## GROUND FLOOR

Communal Entrance Door leading to communal entrance and stairwell.

## SECOND FLOOR



ENTRANCE HALL: Entrance door. Radiator. Loft access. Four built in cupboards.

KITCHEN: UPVC Double glazed window. Fitted with a range of base units. Stainless steel sink and drainer. Wall mounted boiler. Radiator.

LOUNGE: UPVC Double glazed window. Radiator.

BEDROOM: UPVC Double glazed window. Radiator.

BATHROOM: UPVC Frosted double glazed window. Low level WC. Wash hand basin. Bath. Radiator.

## OUTSIDE

Garage and communal area.

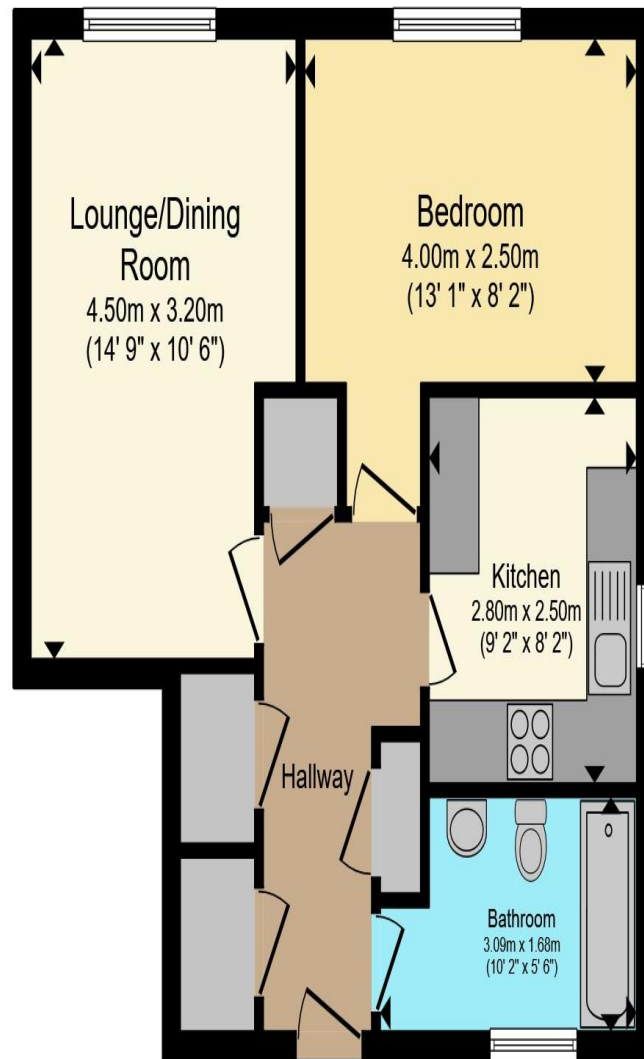
NB: There are 103 years remaining on the lease.

### Agents Notes

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the Vendor of this property is an employee and /or (a close associate) of Sharman Quinney Holdings Ltd.

Agents Note : Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not





**Ground Floor**

Total floor area 47.7 m<sup>2</sup> (513 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](http://www.propertybox.io)

**Sharman  
Quinney**

go ahead.

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

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

 01733 575757

 Loxley Centre, Werrington, Peterborough,  
Cambridgeshire, PE4 5BW

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 SCAN ME



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: :WER205902 - 0003