



Flat 5, Wren Court Church Street, Werrington Peterborough
£150,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 25 Mar 1995

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£150.00 Service Charge pcm

Review due: Ask Agent

- Two bedroom ground floor flat
- Popular Location
- Spacious lounge/diner
- Presented in good condition throughout
- Access to communal gardens

Situated in the sought-after Werrington village, this well-presented two bedroom ground floor flat offers spacious and comfortable living, making it an ideal first-time purchase, investment opportunity or downsizing option. The accommodation briefly comprises an inviting lounge/diner, providing a bright and versatile



space for both relaxing and entertaining. The fitted kitchen is well proportioned, while the property further benefits from two good sized bedrooms and a family bathroom. Presented in good condition throughout, the flat is ready for immediate occupation. Externally, residents can enjoy access to a communal garden, perfect for outdoor relaxation and the added convenience of an allocated parking space. Ideally located close to local amenities, transport links, this property combines convenience with a desirable residential setting. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

All measurements are listed on the floor plan.

Agents Notes: 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 go ahead.





Ground Floor

Total floor area 52.4 m² (564 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 575757

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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: :WER206011 - 0001