

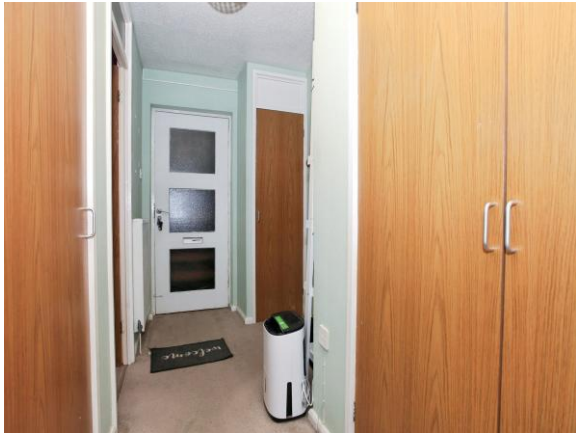


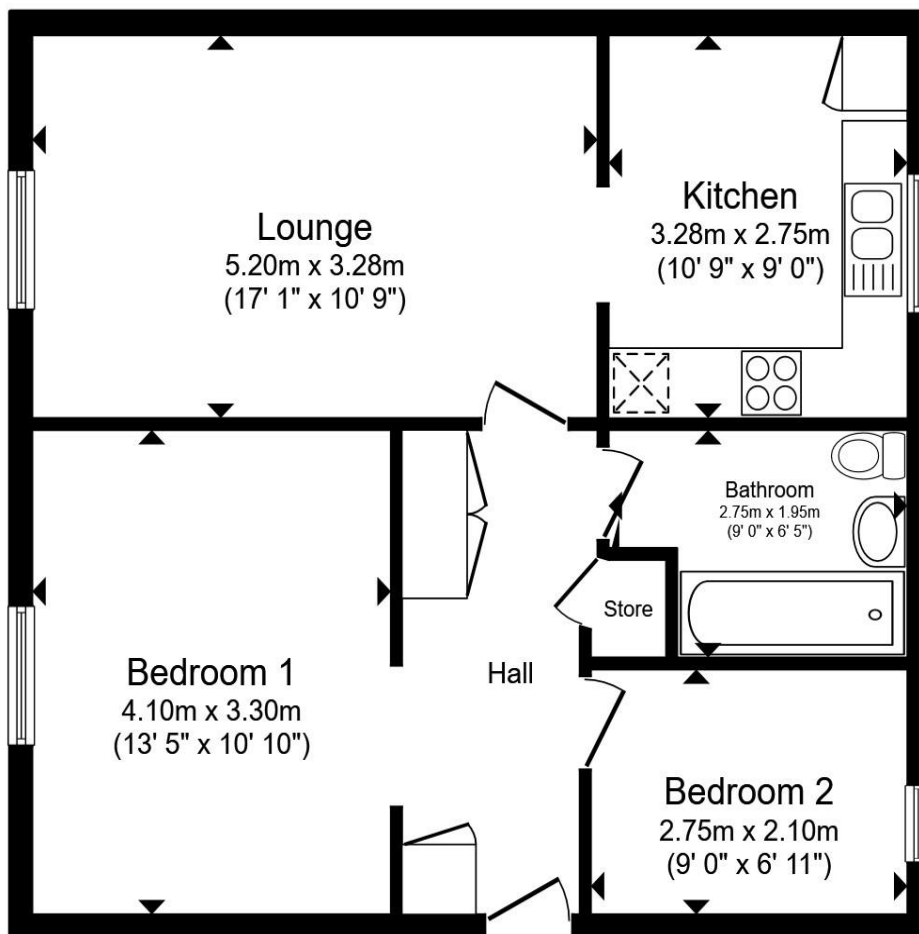
Deerleap, Bretton PETERBOROUGH PE3 9YD

welcome to

Deerleap, Bretton PETERBOROUGH

William H Brown are pleased to offer this FIRST FLOOR APARTMENT situated in SOUTH BRETTON. The property comprises of ENTRANCE HALL, KITCHEN, LOUNGE/DINER, TWO BEDROOMS and a FAMILY BATHROOM. There are COMMUNAL GARDENS to the rear and a SINGLE GARAGE. Close to Bus Routes, shops, Peterborough Hospital and within easy access to the City centre, This property is perfect for FIRST TIME BUYERS, INVESTORS or for someone DOWNSIZING. Please call the office now to book your viewing on 01733 896598. 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. DESCRIPTION A FANTASTIC opportunity to purchase this two bedroom first floor apartment situated in the POPULAR LOCATION of South Bretton with access to all local amenities, city centre and the hospital. Accommodation comprises of an entrance hall, kitchen, lounge/ diner, two bedrooms, bathroom, communal gardens and garage.





Entrance Hall

Kitchen

Lounge/Diner

Bedroom One

Bedroom Two

Family Bathroom

Garage

Total floor area 60.6 m² (652 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

welcome to

Deerleap, Bretton PETERBOROUGH

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- GARAGE
- COMMUNAL GARDENS
- LOUNGE/DINER
- CLOSE TO PETERBOROUGH HOSPITAL

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG124001



Property Ref:
PCG124001 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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