



Albany Walk, Peterborough, PE2 9JW



welcome to

Albany Walk, Peterborough

- ONE BEDROOM FLAT
- FIRST FLOOR
- IDEAL FIRST TIME BUYERS AND INVESTORS PURCHASE
- RECENTLY UPDATED AND READY TO MOVE IN
- CLOSE LINK TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Leasehold EPC Rating: B
Council Tax Band: A Service Charge: 1000.00
Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

— offers in excess of

William H Brown is delighted to present this charming one-bedroom first-floor flat, situated in a quiet cul-de-sac location.

An ideal opportunity for first-time buyers or investors, the property briefly comprises an entrance hall, lounge/diner, kitchen, double bedroom, and a shower room.

Recently updated and ready to move into, the flat offers a comfortable and well-maintained living space. It also benefits from convenient access to Peterborough city centre, the train station, as well as local schools and amenities. This property also comes with allocated parking space.

Internal photos and floor plan will soon be provided.

Early viewing is highly recommended—please contact William H Brown today to arrange your appointment.

Entrance Hall

Kitchen

11' 7" x 5' 9" (3.53m x 1.75m)

Lounge/Diner

14' 3" x 11' 6" (4.34m x 3.51m)

Bedroom

12' x 9' 7" (3.66m x 2.92m)

Shower Room

view this property online williamhbrown.co.uk/Property/FLE105107



Property Ref:

FLE105107 - 0002

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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