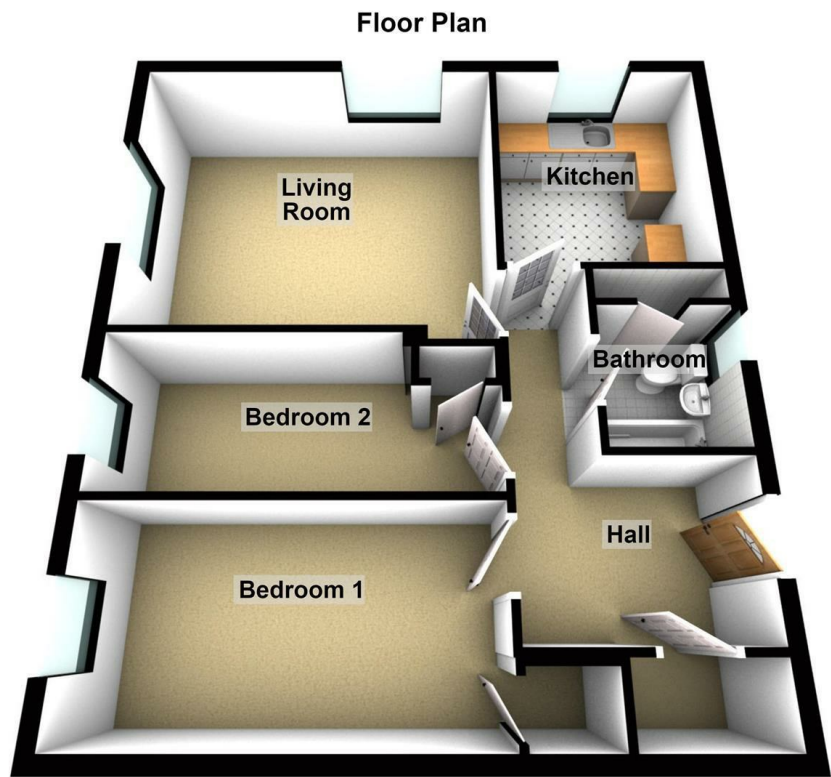




COMMUNAL AREA

HALLWAY

KITCHEN

LIVING ROOM

BEDROOM 1

BEDROOM 2

BATHROOM

GARAGE



Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

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Ombudsman**

Zoopla

**THE
GUILD
PROPERTY
PROFESSIONALS**

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

30 Stoneleigh Court
Peterborough, PE3 9QP
£100,000



30 Stoneleigh Court

Peterborough

PE3 9QP

Spacious First Floor Apartment with

Garage, Parking and Excellent Potential in

Sought-After Longthorpe.

• AVAILABLE WITH NO FORWARD CHAIN

• POPULAR LOCATION

• EASY ACCESS TO PETERBOOROUGH CENTRE AND

PETERBOROUGH HOSPITAL

• TWO BEDROOMS

• SINGLE GARAGE WITH TWO PARKING SPACES TO THE FRONT

• IN NEED OF MODERNISATION

• IDEAL INVESTMENT OPPORTUNITY

• CALL OUR OFFICE TO VIEW

Viewings: By appointment

£100,000

- HALLWAY

Storage space, telecom entry, access to:
- KITCHEN

9'11" x 8'11"

Fitted with a matching range of base and eye level units,

fitted sink drainer, space for appliances,
- LIVING ROOM

15'2" x 12"

Window to front and side.
- BEDROOM 1

15'2" x 8'4"

Window to side, storage cupboard.
- BEDROOM 2

15'2" x 6'3"

Window to side, storage cupboard.
- BATHROOM

6'9" x 5'4"

Window to side, bath, WC, wash hand basin, airing

cupboard.
- OUTSIDE

Communal entrance with door to front and rear,

maintained garden surround. Stairs to the apartment.

Outside there is a single garage with up and over door

and parking for two vehicles in front.



- COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided

by the vendor or relevant authority and should be verified by

prospective buyers.
- MARKETING INFORMATION

Every effort has been made to ensure that these details are

accurate and not misleading please note that they are for

guidance only and give a general outline and do not constitute

any part of an offer or contract. Measurements, distances, and

areas are approximate and should not be relied upon without

verification. Interested parties should satisfy themselves of all

details. None of the appliances, services or equipment

described or shown have been tested.
- SERVICES

Services, systems, and appliances shown have not been tested

and no guarantee as to their operability or efficiency can be

given.
- PROPERTY INFORMATION.

Leasehold - 49 years remaining. Service Charge £1662 per

annum, accurate a the the time of marketing,

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC