

PROPERTY OF THE WEEK

**31 Sycamore Avenue
Peterborough
Cambridgeshire
PE1 4JW**

£400,000



- 5x 1 Bed Studios
- 5 En-Suites
- 5 Kitchenettes
- Fully Furnished
- Renovated Throughout
- Fantastic Condition
- Combined Income of £3670PCM
- Communal Kitchen
- Off Road Parking
- Ready Made Investment Opportunity

Ref: PRA12566

Viewing Instructions: Strictly By Appointment Only

General Description

**** 5x 1 BED STUDIOS** 5 EN-SUITES** 5 KITCHENETTES** FULLY FURNISHED** RENOVATED THROUGHOUT****
Smart Move are thrilled to offer for sale with no onward chain, this renovated property in the heart of Peterborough. Converted to a fantastic finish throughout, the sellers of this property have transformed the home into 5x 1 bedroom studios, all with en-suites and kitchenettes, wardrobes a communal kitchen and garden. No stone has been left unturned and everything internally is brand new, ready for the new owner to gain an instant return on their investment. To the front, there is also off road parking and ample opportunity to park on the streets leading to the property. Situated within close proximity to the city centre, railway station(45 minutes direct to London) and road networks taking you across the city, Fully Let with a Gross Income of £3670PCM
To arrange your viewing, please call our sales team on 01733511151

Accommodation



Agents Note

All studios are Fully Let at Rents of

R1 £750PCM

R2 £750PCM

R3 £710PCM

R4 £710PCM

R5 £750PCM

All bills to be included with Electric, gas, water, Council Tax and WiFi.

Entrance Hall

Stairs to first floor, window to side, radiator.



Communal Kitchen Area (10' 9" x 9' 7") or (3.27m x 2.92m)

Double glazed window to rear, re-fitted kitchen with matching range of base and eye level units with work surfaces over, integrated oven with hob and extractor hood over, sink with drainer, fittings included washing machine, tumble dryer, toaster, kettle, coffee machine, radiator, door to garden.



Studio 1 (13' 10" x 13' 9") or (4.22m x 4.20m)

Double glazed window, sink with drainer, mini fridge/freezer, microwave, radiator, spotlights, overstairs cupboard.



En Suite 1 (8' 0" x 6' 11") or (2.45m x 2.11m)

Three piece suite comprising wash hand basin, wc and shower enclosure, spotlights, towel rail, extractor fan, mirror lights.



Studio 2 (20' 2" x 9' 11") or (6.14m x 3.03m)

Double glazed window, sink with drainer, mini fridge/freezer, microwave, radiator, spotlights.



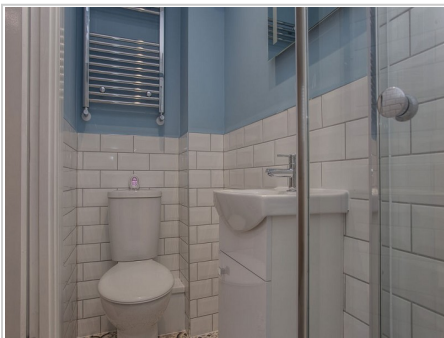
En suite 2 (7' 5" x 2' 11") or (2.26m x 0.90m)

Three piece suite comprising wash hand basin, wc and shower enclosure, spotlights, towel rail, extractor fan, mirror lights.



Studio 3 (13' 4" x 12' 7") or (4.06m x 3.84m)

Double glazed window, sink with drainer, mini fridge/freezer, microwave, radiator, spotlights.



En Suite 3 (7' 4" x 2' 11") or (2.24m x 0.89m)

Three piece suite comprising wash hand basin, wc and shower enclosure, spotlights, towel rail, extractor fan, mirror lights.



Studio 4 (18' 2" x 9' 11") or (5.54m x 3.03m)

Double glazed window, sink with drainer, mini fridge/freezer, microwave, radiator, spotlights.



En suite 4 (7' 5" x 2' 11") or (2.25m x 0.90m)

Three piece suite comprising wash hand basin, wc and shower enclosure, spotlights, towel rail, extractor fan, mirror lights.



Studio 5 (18' 8" x 7' 10") or (5.70m x 2.39m)

Double glazed window, sink with drainer, mini fridge/freezer, microwave, radiator, spotlights.



En Suite 5 (5' 7" x 5' 7") or (1.71m x 1.69m)

Double glazed window, three piece suite comprising wash hand basin, wc and shower enclosure, spotlights, towel rail, extractor fan, mirror lights.

Communal Parking

Parking for up to three vehicles, laid to gravel.



Rear Garden

Communal rear garden, laid to gravel with gated access to the side.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

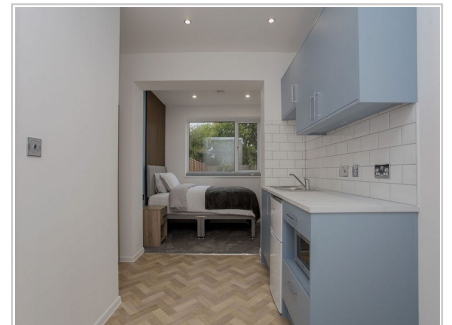
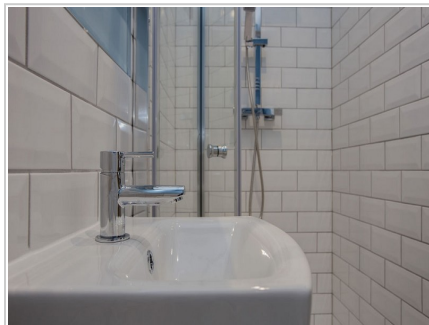
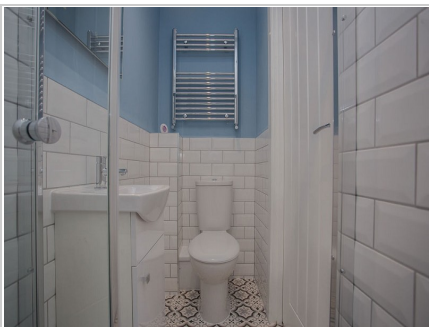
We are informed that the tenure is Freehold

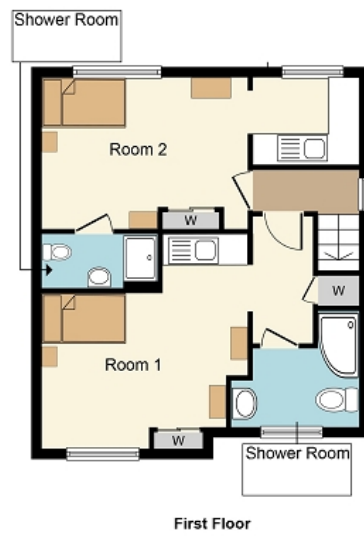
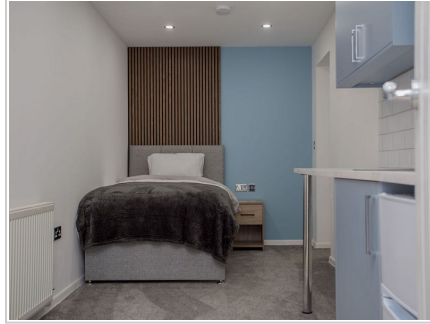
Council Tax

Band Not Specified

Directions

Located of Eastern and Central Avenue.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor.

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