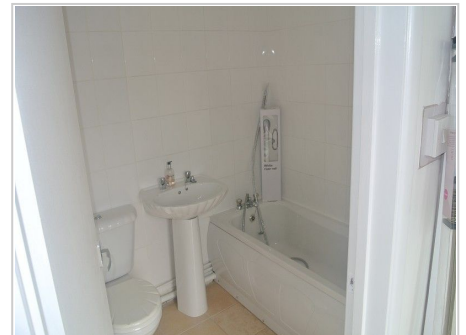


Flat 12, Henry Court
Peterborough
Cambridgeshire.
PE1 2QG

85,000



- Investment Opportunity - Tenant in Situ
- Kitchen with appliances
- Close To City Centre
- Well Presented Throughout
- Parking

Ref: PRA12687

Viewing Instructions: Strictly By Appointment Only

General Description

*** INVESTORS ONLY - TENANT IN SITU ***

Smartmove are pleased to offer for sale this one bedroom flat located close to the city centre with secure parking. The property comprises one bedroom, kitchen with appliances, bathroom and lounge. Call our sales team to organise a viewing.

Lease Remaining - 960 Years

Ground Rent - £150 P/A

Service Charge - £895 P/A

Accommodation

Entrance Hall

Entrance door into Entrance Hallway.Ceramic tiled flooring



Bathroom

Re-fitted with a three piece White suite comprising of Bath with mixer tap shower handle over, Pedestal wash hand basin, WC, Radiator, Ceramic tiled floor.

Living Room

Double glazed window to front aspect, Double radiator, powerpoints, Re-fitted carpet, television point, Two telephone points.



Kitchen

Re-fitted with a modern range of base and eye level units with complementary work surfaces over, Stainless steel sink unit with mixer tap over and drainer, New built under double oven, Ceramic Hob, Washing Machine, fridge freezer, Powerpoints, Single radiator.Two Velux Windows to rear aspect,

Bedroom 1

Three velux windows to rear aspect, powerpoints, single radiator, New carpet, television point, Single radiator, loft hatch.

Services

Mains drainage, mains water, mains electricity, mains gas

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band A



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. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.