

Oban Drive  
Peterborough  
Cambridgeshire  
PE2

£695 Monthly \*



- Ground Floor Apartment
- Two Bedrooms
- Open Plan Kitchen/Living Room
- Allocated Parking Space
- Enclosed Rear Garden
- Close To Local Amenities
- AVAILABLE NOW



Ref: PRA10994

Viewing Instructions: Strictly By Appointment Only

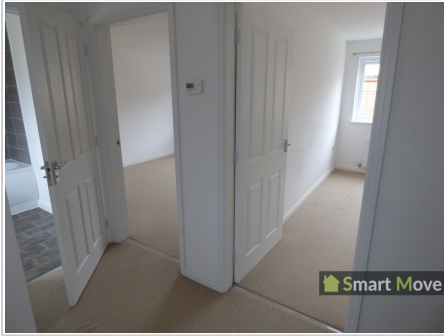
## General Description

Smart Move are delighted to have on offer for rent this two bedroom ground floor apartment located in Orton Northgate - the property comprises entrance hallway, open plan kitchen/living room, two bedrooms and family bathroom. The property also benefits from an enclosed rear garden and allocated parking space

---

## Accommodation

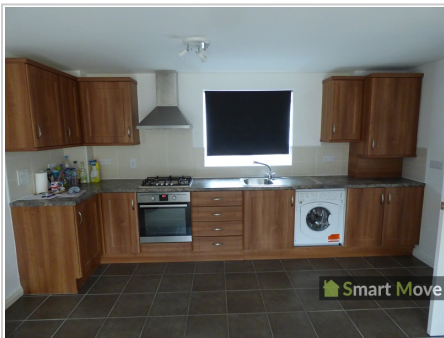
---



### Entrance Hall

UPVC double glazed entrance door through to entrance hall, heating thermostat

---



### Kitchen/Lounge (14' 02" Max x 19' 05" Max) or (4.32m Max x 5.92m Max)

UPVC double glazed window to front, UPVC double glazed french doors to rear, modern range of base and eye level units with worktops over, built in oven, built in hob, built in washing machine, space for fridge/freezer, radiator, power sockets

---



### Bedroom 1 (11' 04" x 12' 10" ) or (3.45m x 3.91m)

UPVC double glazed window to rear, radiator, power sockets

---



### Bedroom 2 (8' 07" x 12' 10" ) or (2.62m x 3.91m)

UPVC double glazed window to rear, radiator, power sockets

---



## Bathroom (9' 01" x 5' 05") or (2.77m x 1.65m)

UPVC double glazed window to front, three piece suite comprising WC, wash hand basin, panelled bath, tiled walls, laminate flooring



## Rear Garden

Low maintenance rear garden, mainly laid to lawn, gate to rear access

## Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:83

## Tenure

We are informed that the tenure is

## Council Tax

Band B



*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.*