

Smart Move

17b Newark Avenue
Peterborough
Cambridgeshire.
PE1 4NH

£725 Monthly *



- First floor apartment
- Allocated parking
- Three Bedrooms
- Ensuite To Master
- Available Now



Ref: PRA11931

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Smart Move are pleased to offer this three Bedroom with ensuite to master, first floor property Located in the popular area of Dogsthorpe. Call Smart Move today to arrange a viewing on 01733 313373.

Accommodation



Kitchen (7' 8" x 9' 3") or (2.34m x 2.82m)

Matching wall and base level units with concealed lighting to the wall units, single drainer sink with mixer tap over, worktops. Built in oven, grill and four ring hob with extractor, integral dishwasher, washer dryer and fridge freezer



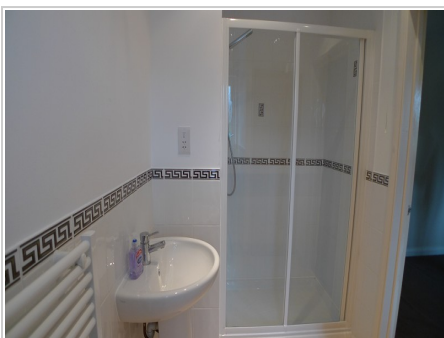
Lounge (18' 11" x 11' 4") or (5.77m x 3.45m)

Radiator, TV point, UPVC double glazed window to the side and UPVC double glazed french doors opening onto a Juliet balcony to side.



Bedroom 1 (12' 4" x 10' 10") or (3.76m x 3.30m)

Radiator, TV and telephone points, UPVC double glazed window to front and door into ensuite.



En Suite (5' 8" x 10' 3") or (1.73m x 3.12m)

Three piece suite to include shower cubicle, wash hand basin with mixer tap over and a wc. Shaver point, heated towel rail, extractor. Frosted UPVC double glazed window to front.



Bedroom 2 (10' 11" x 7' 3") or (3.34m x 2.21m)

Radiator, UPVC double glazed window to side.



Bedroom 3 (7' 3" x 9' 4") or (2.21m x 2.84m)

Radiator, UPVC double glazed window to side

Bathroom (5' 5" x 6' 11") or (1.64m x 2.12m)

bath with mixer tap, shower attachment, wash hand basin with mixer tap over and tiled splashbacks, wc. Shaver point, heated towel rail, and extractor

Services

EPC Rating:55

Tenure

We are informed that the tenure is

Council Tax

Band Not Specified



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.

