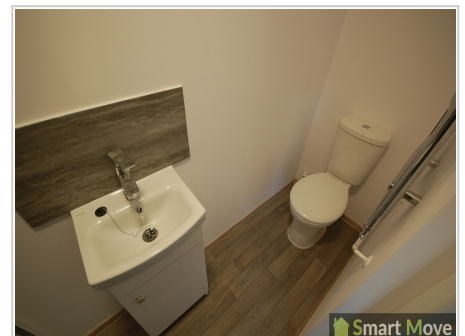


PROPERTY OF THE WEEK

**Room 2 110 risby Risby
Bretton
Peterborough
Cambridgeshire
PE3 8QT**

£675 Monthly



- Studio with Kitchenette
- All Bills and WiFi included
- Close To City Hospital
- En suite
- Communal Kitchen With Appliances
- Furniture included
- Lower Deposit

Ref: PRA12542

General Description

Smartmove have available within the Hospital area this Studio Apartment. Benefiting from a Kitchenette and En suite and direct access to a south facing garden. Communal facilities include washing machine and tumble dryer. A upper floor Kitchen with appliances and a Communal Shower Room for any guests. Call Smartmove on 01733313373 to arrange a viewing. Lower deposit Offered if applied before the end of the month of July.

Accommodation



Entrance Hallway

Door leading into entrance hallway, radiator, smoke detector, stairs leading to 1st floor and landing



Understairs storage cupboard

Washing machine and Tumble dryer plumbed in.



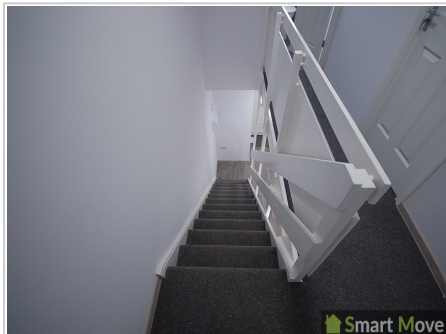
Studio 2 (14' 4" x 12' 4") or (4.36m x 3.77m)

Base and eye level Kitchenette with worktops, stainless steel sink with drainer and tap, tiled splashbacks, under counter fridge freezer, smoke and heat detectors, UPVC double glazed windows and Door to the rear.



En suite 2 (8' 5" x 2' 11") or (2.56m x 0.88m)

Shower cubicle with shower above and fully tiled, WC and wash hand pedestal basin with chrome rail radiator and extractor.



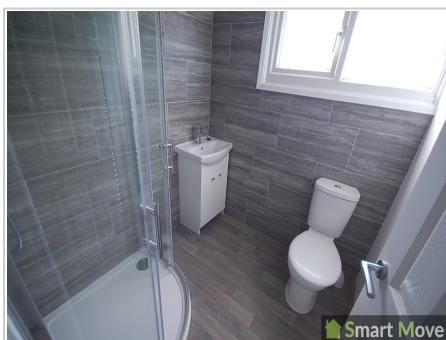
First Floor Landing

Stairs leading to 1st floor and landing, loft hatch, smoke detector, power socket



Kitchen (12' 5" x 5' 10") or (3.79m x 1.78m)

Base and eye level units with worktops to compliment, drawers, stainless steel sink with drainer and mixer tap, tiled splashbacks, smoke and heat detector, built in oven with hob and extractor, radiator, UPVC double glazed window to the rear, power sockets



Shower Room (5' 9" x 5' 5") or (1.76m x 1.66m)

Three piece suite comprising of shower cubicle with shower above and fully tiled, WC and wash hand pedestal basin with splashbacks, UPVC double glazed windows to the front, chrome towel rail radiator.



Front Of Property

Pathway leading to Front of the property, built in cupboards housing boiler and meters.



Rear Garden

Low maintenance and gated access and direct door access to Studio 2.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

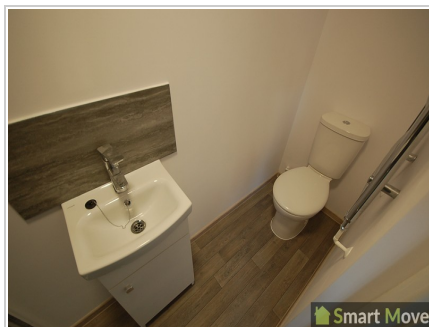
We are informed that the tenure is

Council Tax

Band A

Directions

Located of Bretton Way



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.