

Henry Court
Peterborough
Cambridgeshire
PE1

£525 Monthly *



- One Bedroom
- City Centre Location
- Gas Central Heating
- Kitchen
- Lounge
- Available Now
- Secure Parking



Ref: PRA10028

Viewing Instructions: Strictly By Appointment Only

General Description

Smartmove are pleased to offer for rent 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 lettings department on 01733 313373.

Accommodation

Entrance Hall (3' 06" x 4' 0") or (1.07m x 1.22m)

Entrance door into entrance hallway.

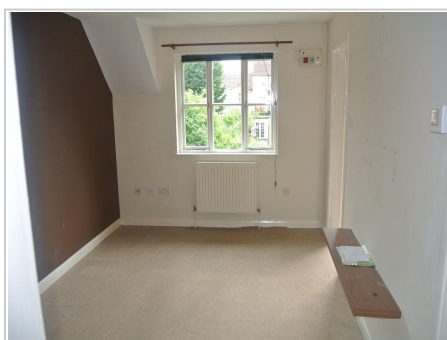
Storage Cupboard (2' 09" x 4' 0") or (0.84m x 1.22m)

Wall mounted Gas Combi boiler. Shelves.



Bathroom (6' 06" x 5' 07") or (1.98m x 1.70m)

Three piece suite comprising of Bath with mixer tap shower handle over, Pedestal wash hand basin, WC, Radiator.



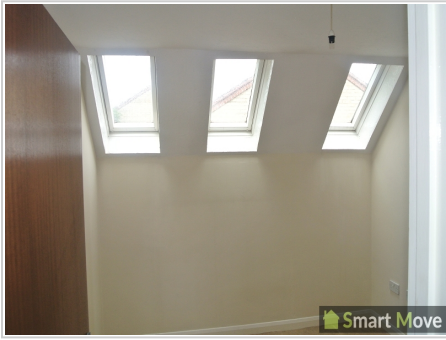
Living Room (13' 01" x 9' 03") or (3.99m x 2.82m)

Sealed unit double glazed window to front aspect, Double radiator, power points, carpet, television point, Two telephone points.



Kitchen (12' 05" x 6' 07") or (3.78m x 2.01m)

Modern range of base and eye level units with complementary work surfaces over, Stainless steel sink unit and drainer, Freestanding Oven, built in fridge and built in freezer, Power points, Single radiator. Two velux windows to the rear, tiled splash backs, space and plumbing for washing machine.



Bedroom 1 (9' 02" x 9' 02") or (2.79m x 2.79m)

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



Outside

Gravelled Parking area for residents.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:77

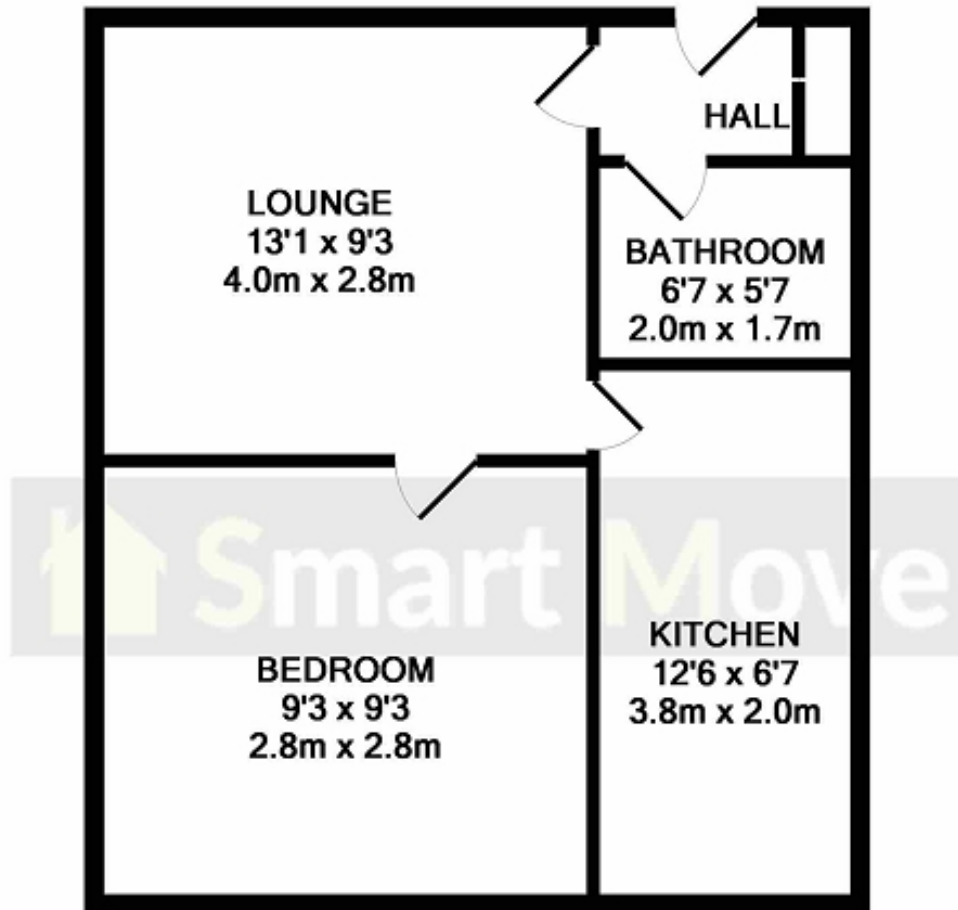
Tenure

We are informed that the tenure is

Council Tax

Band A





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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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. 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.

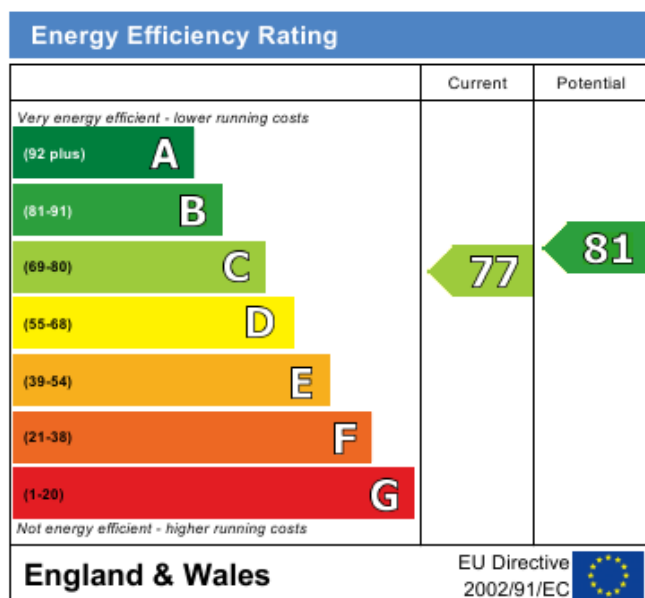
Energy Performance Certificate



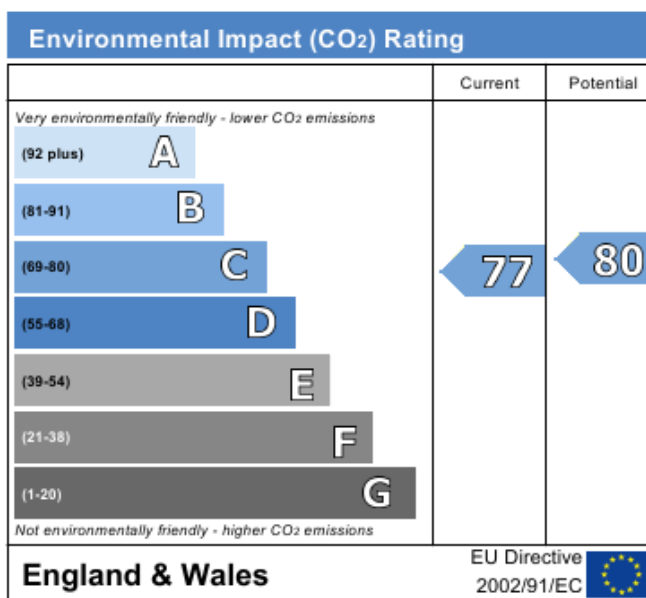
Flat 11 Henry Court,
Henry Street,
PETERBOROUGH,
PE1 2QG

Dwelling type: Top-floor maisonette
Date of assessment: 05 March 2010
Date of certificate: 05 March 2010
Reference number: 8020-6327-7090-9345-9906
Type of assessment: RdSAP, existing dwelling
Total floor area: 35 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	239 kWh/m ² per year	204 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.2 tonnes per year
Lighting	£32 per year	£20 per year
Heating	£263 per year	£238 per year
Hot water	£73 per year	£68 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.