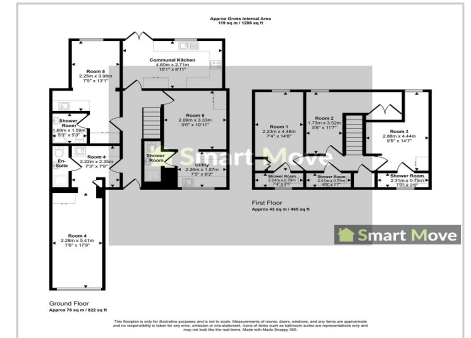


# PROPERTY OF THE WEEK

**80 Oldbrook  
Bretton  
R6  
Peterborough  
Cambridgeshire  
PE3 8SJ**

**£750 Monthly**



- All Bills Included
- Broadband and Extenders Connected
- Beautiful Rooms
- Built In Furniture
- En Suite Rooms
- Close to City Hospital

Ref: PRA12834

## General Description

Smartmove Properties are delighted to Offer for professionals who want a stylish, hassle-free living space. This property combines modern design with Built in Features and a relaxing environment

### ROOM RATES:

- Room 1: £161 per week (£700 per month)
- Room 2: £144 per week (£625 per month)
- Room 3: £156 per week (£675 per month)
- Room 4: £179 per week (£775 per month)
- Room 5: £173 per week (£750 per month)
- Room 6: £173 per week (£750 per month)

Each of the six bedrooms are finished to a high Level. The rooms come fully furnished with  
Built In Bed & mattress with bedding and Duvet  
Built in wardrobe and chest of drawers  
Ensuite Shower Room

The kitchenettes are well-equipped, featuring  
Base and Eye Level units with worktops and Sink and Mixer tap  
Kettle & Toaster  
Microwave  
Under-counter fridge/freezer  
Wall Mounted Smart Television

### Additional Extras

All bills included - Zero Costs outside of your Rent  
Virgin Broadband and Extenders on both Floors  
Data Sockets in all Rooms for those Zoom calls  
Main Kitchen has Samsung washing machine and separate Samsung Tumble Dryer  
2 X Samsung Microwaves  
Fridge Freezer  
Oven, Hob and Extractor.  
Garden is Fully Enclosed  
Driveway to the Front for Parking plus On street parking

Situated and Located Close to the Peterborough City Hospital

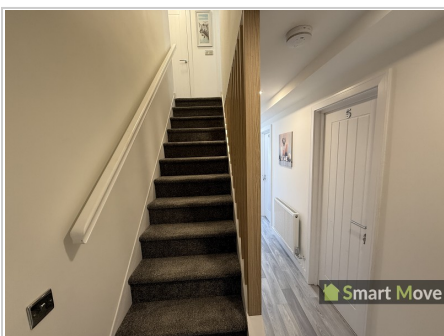
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## Accommodation



### Front Of Property

Gravelled driveway, meter cupboard, gated access to side and rear garden.



### Entrance Hallway

Entrance hallway, smoke detectors, emergency lighting, stairs leading to 1st floor landing, door leading to Communal Kitchen and rear garden, access leading to Studios 4,5,6 Ground floor.



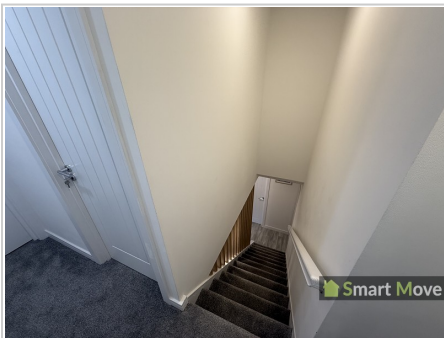
## Kitchen

Communal Kitchen featuring base and eye units with built in oven, hob and Extractor. Splashbacks, sink and drainer, mixer tap, Samsung washing machine and Tumble dryer, Fridge freezer, 2 x Samsung microwaves, kettle and toaster, cupboards housing Boiler and Water tank, heat and smoke detector, spots, UPVC double glazed window and french doors to the rear, radiator, power sockets.



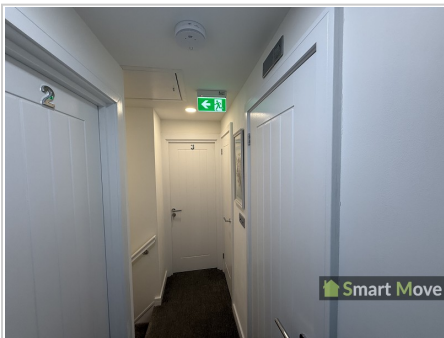
## Rear Garden

Garden to be laid to lawn, with side access to the front. Enclosed rear fencing



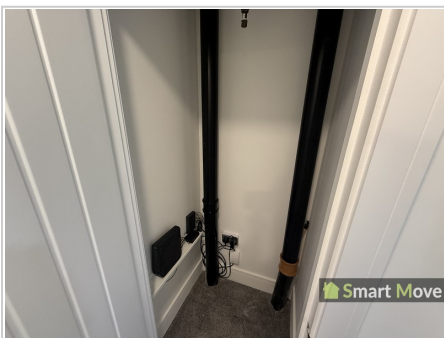
## Stairs To First Floor

Carpeted stairs leading to 1st floor and landing, emergency lighting, smoke detector, storage cupboard housing broadband and communal helpful bits.



## Landing

Landing gives access to Rooms 1,2,3 and storage cupboard. Plus loft with drop down ladder. Emergency lighting smoke detector.



## Storage Cupboard

Housing Virgin broadband plus Tenants supplies.





## Agents Note

All bills included, WiFi is Virgin plus extenders on both floors plus plug in Cat 6 ports in all rooms.

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## Room 6

Base and eye level units with stainless steel sink and small drainer and mixer tap, splashbacks, under counter fridge freezer, microwave, kettle and toaster, smoke and heat detector.

Living area comprises of small double bed with mattress and pillow and duvet, side wall mounted cabinets, headboard, Wall mounted Smart TV, desk with cat 6 port and power sockets, radiator, wall mounted mirror, large built in wardrobes with robe and drawers. Carpeted, UPVC double glazed window.

En suite includes Shower cubicle, fully tiled with shower over, wash hand vanity with mixer tap, WC, wall mounted towel rail radiator, lit mirror, extractor.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

## Tenure

We are informed that the tenure is

## Council Tax

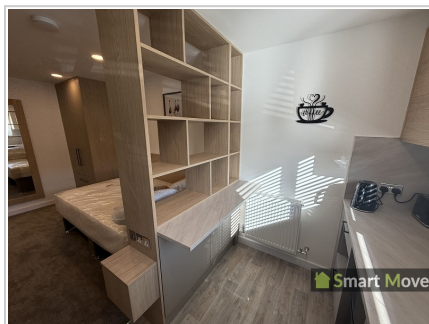
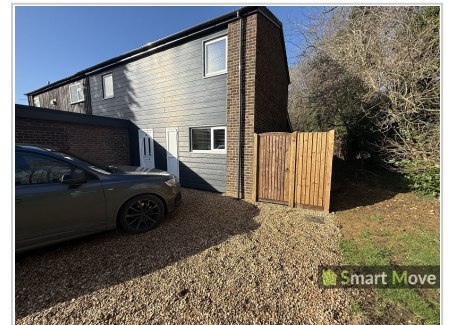
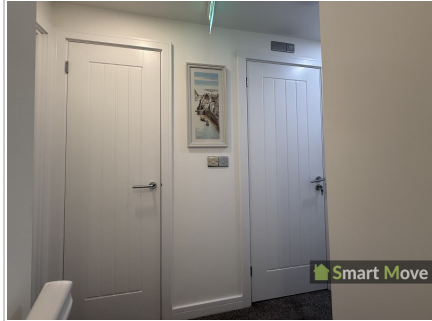
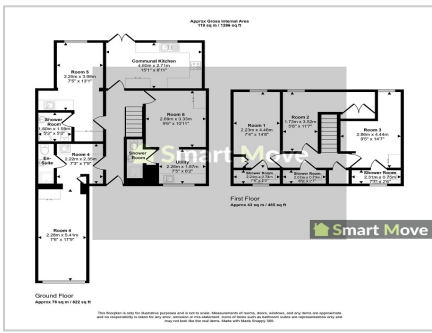
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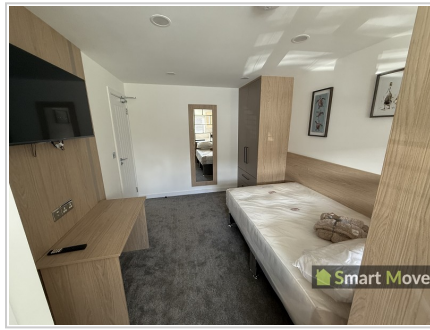
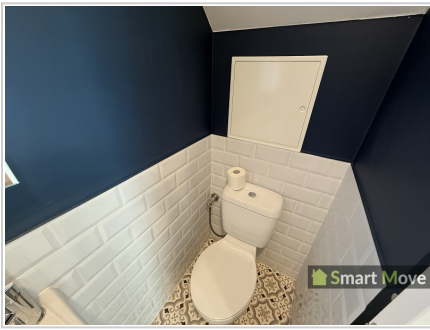
## Directions

Situated of Bretton Way

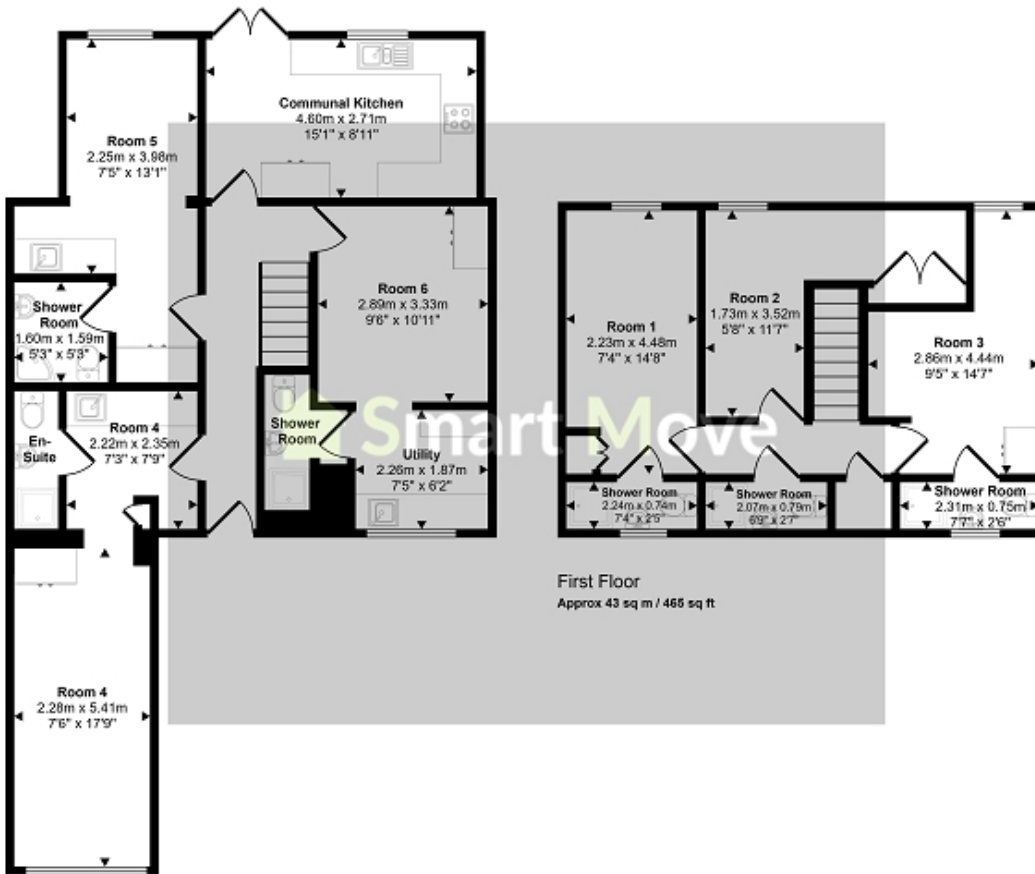
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Approx Gross Internal Area  
119 sq m / 1286 sq ft



Ground Floor  
Approx 76 sq m / 822 sq ft

First Floor  
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.*