

# PROPERTY OF THE WEEK

**Room 1**  
**125 Mayors Walk**  
**West Town**  
**Peterborough**  
**Cambridgeshire**  
**PE3 6EZ**

**£760 Monthly**



- Large Studio
- Great Location
- All Bills included
- Fully Furnished
- Kitchenette
- En Suite
- Available Now

**Ref: PRA12843**

Viewing Instructions: Strictly By Appointment Only

## General Description

A large Studio on its own Floor located in West Town in close proximity to the City Centre and Peterborough Hospital. All bills included and Full Broadband access this Studio is spacious and fully fitted with all Furniture. Full use of the Communal Kitchen with all cooking and washing equipment this property ticks all the boxes. Call Smartmove on 01733313373 to arrange a View.

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## Accommodation

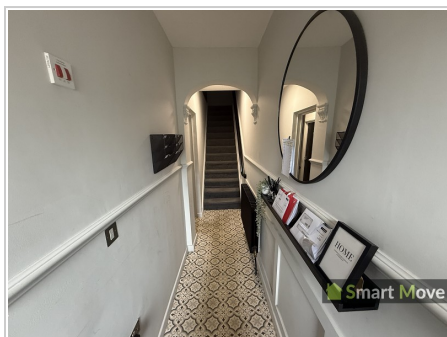
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### Front Of Property

Gated access with side access to rear Communal Kitchen and garden.

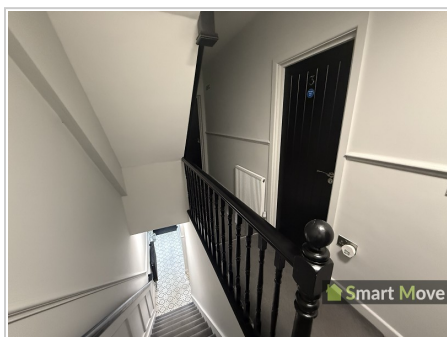
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### Communal Entrance

Door leading through to entrance hallway, radiator, smoke detectors, power sockets

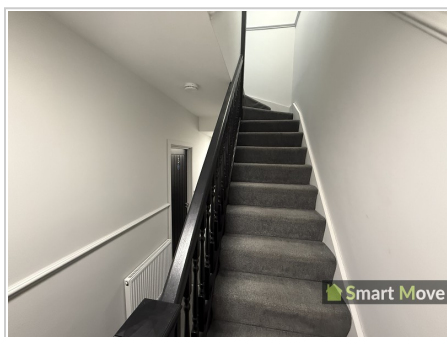
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### First Floor Landing

Stairs leading to first floor and landing, smoke detector, radiator, power sockets

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### Second Floor Landing

Stairs leading to Studio 1, window to the rear

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### Studio 1 (20' 5" x 12' 5") or (6.22m x 3.79m)

Kitchenette area with base and eye level units, stainless steel sink and mixer tap, microwave, under counter fridge freezer, kettle, fire extinguisher, tiled splash backs, power sockets, radiator, smoke and heat detectors, double bed with mattress, side lights and drawers, eaves storage cupboard, set of drawers and wardrobe, iron, ironing board, desk x 2 plus chair, window to the rear.



### En Suite 1 (8' 4" x 2' 11") or (2.54m x 0.90m)

3 piece suite including shower cubicle with shower above and tiled, wash hand vanity basin with mixer tap, WC, chrome towel rail radiator, extractor. Wall mounted mirror.



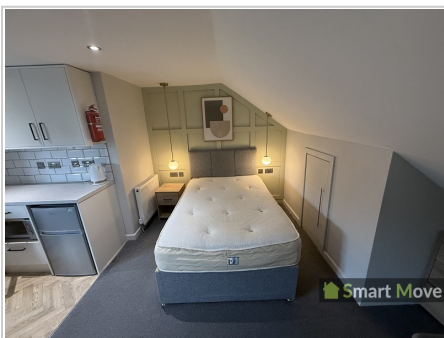
### Communal Kitchen Area

Communal kitchen area with base and eye level units with worktops to compliment and stainless steel sink and drainer and mixer tap, tiled splash backs, washing machine, tumble dryer, Fridge freezer, built in oven with hob and extractor, smoke and heat detector, door leading to side access to garden and front of property, radiator, power sockets.



### Rear Garden

Laid to lawn with tree shrubbery and fully enclosed by fencing with access to Communal Kitchen area. Paved patio area.



### Agents Note

All bills including Broadband.

## Services

Mains electricity, mains water, mains gas, mains drainage



# Tenure

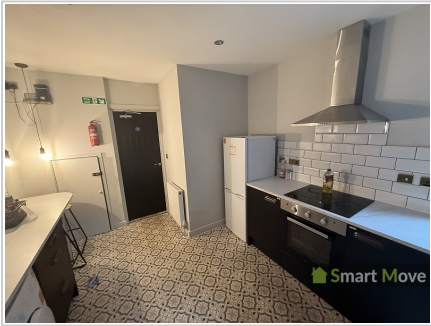
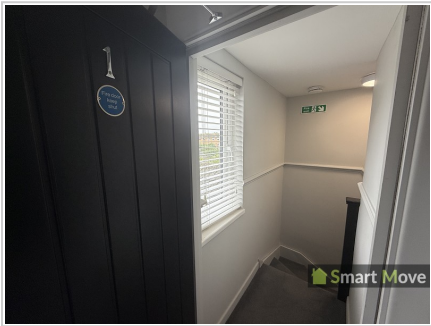
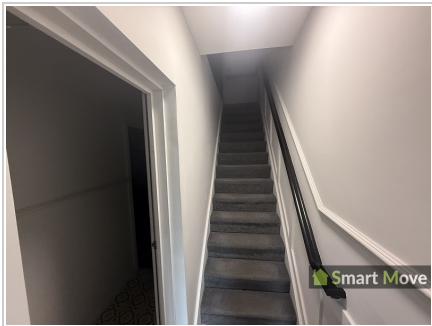
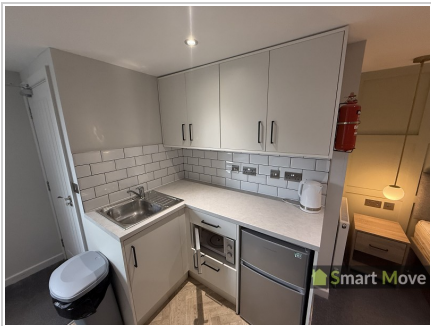
We are informed that the tenure is

# Council Tax

Band Not Specified

# Directions

Situated off Mayors Walk West Town.



*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.*