

PROPERTY OF THE WEEK

**144 Hartley Avenue
Peterborough
Cambridgeshire
PE1 5FT**

£850 Monthly



- First Floor Apartment
- 24ft Kitchen/Living Area
- Two Bedrooms
- Allocated Parking Space
- Communal Lift
- Available 10th November



Ref: PRB10325

Viewing Instructions: Strictly By Appointment Only

General Description

Smart Move are delighted to present on offer for rent this well presented two bedroom first floor apartment located in Fengate.

The apartment comprises entrance hallway, kitchen/living room leading to balcony, two bedrooms and family bathroom. The property benefits from being within close proximity to schools, healthcare centres and the City Centre and also benefits from a communal lift and allocated parking

Accommodation

Entrance Hallway

Cupboard housing space and plumbing for washing machine, shelving

Kitchen/Dining/Living Room (24' 03" x 12' 08") or (7.39m x 3.86m)

UPVC double glazed window to front, matching range of base and eye level units with work surfaces over, built in oven, built in hob, built in dishwasher, built in extractor fan, built in fridge/freezer

UPVC double glazed doors to rear leading to balcony seating area

Bedroom 1 (11' 06" x 12' 11") or (3.51m x 3.94m)

UPVC double glazed doors to Juliet balcony, UPVC double glazed window to side, built in wardrobes

Bedroom 2 (8' 11" x 9' 08") or (2.72m x 2.95m)

UPVC double glazed window to front

Bathroom (7' 08" x 5' 11") or (2.34m x 1.80m)

Three piece suite comprising WC, pedestal wash hand basin, panelled bath with glass shower screen over, shower and attachment

Services

Mains electricity, mains water, mains drainage

Tenure

We are informed that the tenure is

Council Tax

Band A



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.