

## **58 Wainwright, Peterborough, Cambridgeshire, PE4 5AG**

**£63,995**

Ground floor Studio Apartment with living area, kitchen, shower room and communal parking. Located in the popular area of Werrington, close to the local amenities.



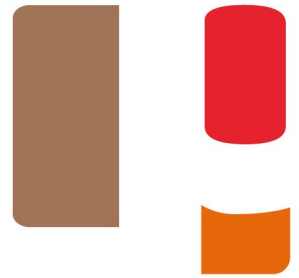
# PropertyLine

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## Lounge

14'08 x 8'08 (4.47m x 2.64m)

Upvc window to the side, wooden fire door to enter property, electric heater, carpet flooring, archway.

## Kitchen

8'05 x 5'10 (2.57m x 1.78m)

Upvc double glazed window to the side of the property, matching wall and base units, stainless steel sink, plumbing and space for washing machine, electric cooker, vinyl flooring.

## Storage Area

8'03 x 4'00 (2.51m x 1.22m)

Built in wardrobe, door leading to bathroom, fuse box, carpet flooring.

## Bathroom

8'06 x 4'01 (2.59m x 1.24m)

Upvc double glazed window to the side of the property, bath with shower over, W/C, hand basin, vinyl flooring.

## Lease information

The leases are for a term of 125 years from 30th September 1982, therefore they have 86 years left to run. Ground rent is £80.40 per annum and that there is no formal service charge. Any work completed by the management company will be re-charged to the long leaseholders on an ad hoc basis.

