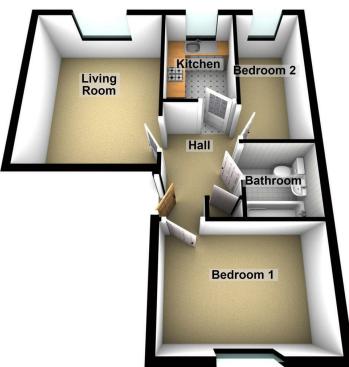
COMMUNAL ENTRANCE





HALL

LIVING ROOM

KITCHEN

BEDROOM 1

**BATHROOM** 

BEDROOM 2

SINGLE GARAGE

**Woodcock Holmes** 20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111 info@woodcockholmes.co.uk





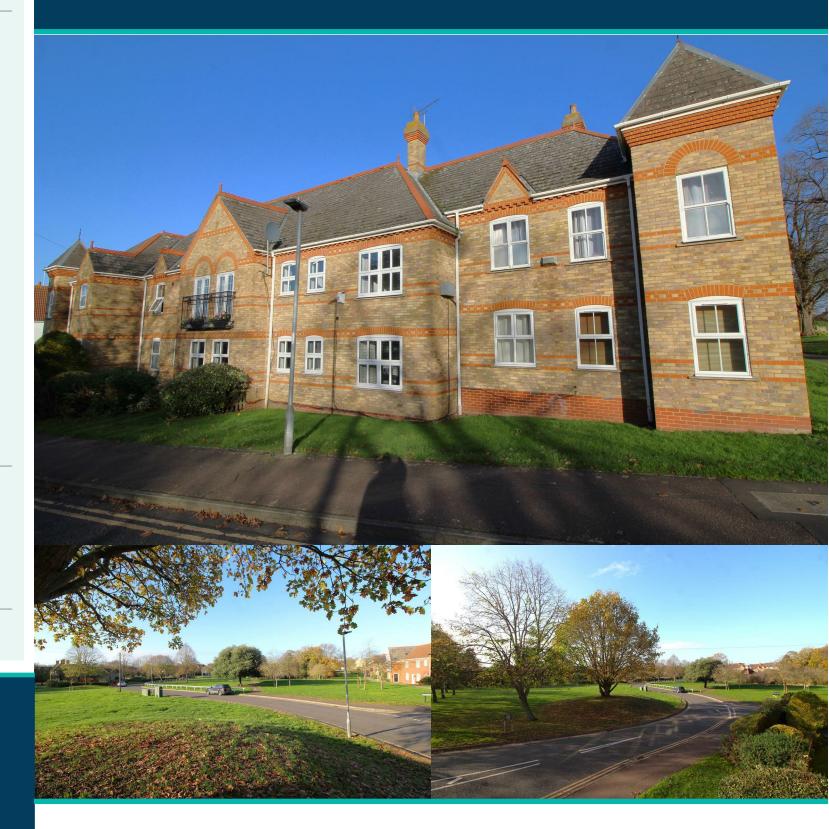




These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors



woodcockholmes.co.uk





# 29 Lavenham Court Peterborough PE2 7ZF

A well-presented apartment in Lavenham Court overlooking open green space, newly decorated and offered with no forward chain. Featuring a spacious living room, fitted kitchen, two bedrooms, allocated parking and a private garage, all within easy reach of Peterborough, travel links and Ferry Meadows.

- AVAILABLE WITH NO FORWARD CHAIN
- ALLOCATED PARKING AND SINGLE GARAGE
- RECENTLY REDECORATED THROUGHOUT
- NEWLY CARPETED
- VIEWS OF THE BOTOLPH GREEN PARK AREA
- TWO BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- CONVENIENT LOCATION WITH GOOD TRAVEL LINKS
- EPC RATING C AND COUNCIL TAX BAND A
- CALL OUR OFFICE TO ARRANGE A VIEWING

## HALL

Door to side, tiled flooring, electric heater, storage cupboard, access to:

### **LIVING ROOM**

14'7" x 11'5"

UPVC double glazed window to front, fitted carpet, electric heater.

# **KITCHEN**

8'10" x 6'1"

UPVC double glazed window to rear, tiled flooring, fitted kitchen with a matching range of base and eye level units, fitted worktop, splashback tiles behind, fitted sink drainer, fitted oven, fitted hob, fitted extractor, space for appliances.

# **BEDROOM 1**

11'11" x 9'8"

UPVC double glazed window to front, fitted carpet.

# **BATHROOM**

Three piece suite with WC, wash hand basin, bath with shower fittings over, tiled surround.

### **BEDROOM 2**

12'7" x 5'7"

UPVC double glazed window to rear, fitted carpet, electric heater.

# GARAGE

Brick built garage in a block under a coach house, up and over door to front for access, allocated parking space in front.

### **TENURE**

Leasehold - information on leasehold, ground rent and service charges are available on request,

# COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

### **SERVICES**

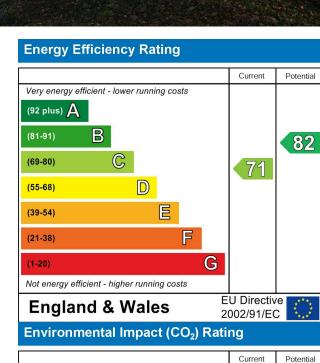
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# **MARKETING INFORMATION**

Every effort has been made to ensure that these details are accurate and not misleading. Please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

### **INVESTMENT INFORMATION**

If you are considering this property for BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.



Very environmentally friendly - lower CO2 emission

B

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EU Directive 2002/91/EC

