



## Churchfield Close, Deeping St James, Peterborough

**Price: Leasehold £65,000**

- Ground Floor Flat
- 50% Shared Ownership
- Two Bedrooms
- En Suite Shower Room
- Lounge/Diner
- Allocated Parking Space
- Communal Garden
- Rent £230 pcm

EPC Rating: C



## Accommodation Includes

Communal door with intercom system to:

Communal reception area,

Door leading to:

### Entrance Hall

Built-in storage cupboard, radiator, laminate flooring, coving to ceiling, door to:

### Kitchen

4.32m x 2.44m (14'2" x 8'). Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, stainless steel sink unit with single drainer and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in hob, extractor over, pvcu double glazed window to rear, tv point, wall mounted intercom entry phone, coving to ceiling, wall mounted gas radiator heating boiler.

### Lounge/Diner

5.00m x 3.91m (16'5" x 12'10") excluding door recess. Radiator, laminate flooring, tv point, coving to ceiling, pvcu double glazed double door to front, opening to:

### Inner Hallway

Triple built-in storage cupboard with sliding doors, radiator, laminate flooring,

### Bedroom 1

3.35m x 2.87m (11' x 9'5"). Pvcu double glazed window to front, radiator, laminate flooring, door to:

### En-Suite Shower Room

Fitted with three piece white suite comprising tiled shower cubicle, pedestal wash hand basin with tiled splashback and shaver point, low-level, wc and extractor fan, radiator:

### Bedroom 2

3.35m x 2.51m (11' x 8'3") excluding door recess. Pvcu double glazed window to rear, radiator, laminate flooring.

### Family Bathroom

2.21m x 1.83m (7'3"max x 6'max) including suite. Fitted with three piece white suite comprising panelled bath with hand shower attachment, pedestal wash hand basin and low-level wc, tiled walls, extractor fan, radiator.

### Outside

Cul-de-sac location. The communal gardens are laid mainly to lawn. The flat has an allocated parking space.



**Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.**

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD203021 - 0001