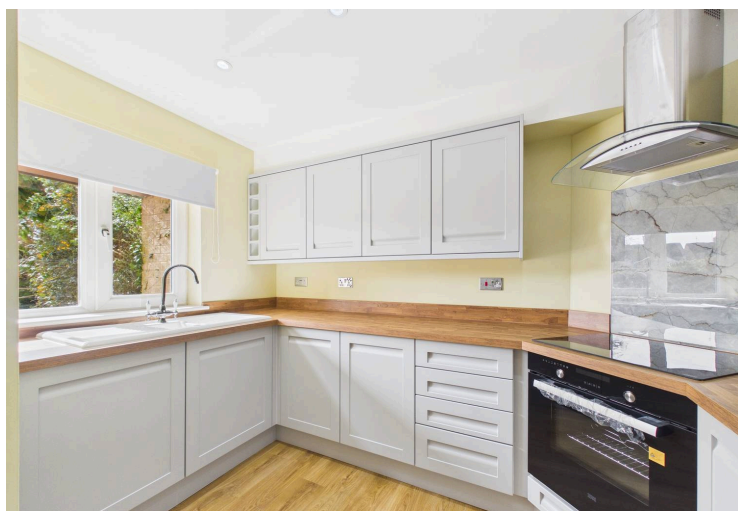




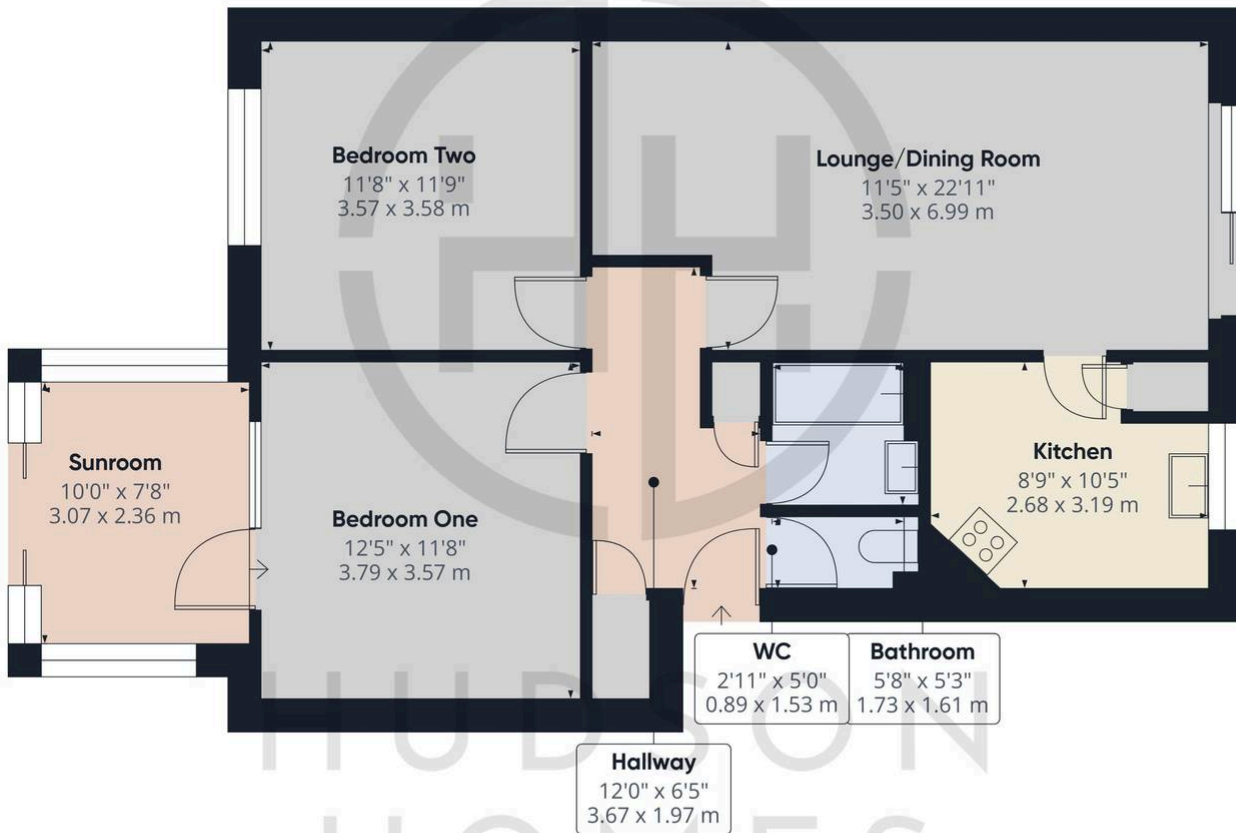
HUDSON
HOMES



8 Vintners Close, Peterborough

£150,000 Leasehold

- Fully refurbished throughout to a high standard, offering a modern and move-in-ready finish
- New bathroom featuring a P-shaped bath, raindrop shower
- New kitchen with integrated hob, oven and extractor hood, ceramic sink with mixer tap, dedicated wine storage and stylish under-counter lighting
- Two double bedrooms with new carpets and curtains, with bedroom one offering direct access to the sunroom
- Lounge/Dining Room with sliding patio doors opening onto the south-facing front garden, creating a bright and welcoming living area
- Worcester boiler with a valid Gas Safety Certificate, plus an up-to-date Electrical Installation Condition Report (EICR) for added peace of mind
- Monthly service charge of monthly service charge is £211.98. Ground rent is a peppercorn amount of £10 per year
- Approximately 96 years remaining on the lease (125 years from 28 February 1997)
- Brand-new carpets and flooring throughout, with curtains included in every room for a complete move-in-ready finish
- Internal floor area of approximately 775 sq ft, offering generous and well-proportioned living space
- Approximately 0.8 miles from Peterborough Train Station and the city centre, & convenient bus routes and local shops close by.



Approximate total area⁽¹⁾
822 ft²
76.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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