



69 Audley House Audley Gate, Peterborough

£100,000 Leasehold

No onward chain - enabling a quicker, smoother purchase with reduced risk of delays. • First-floor flat with garage en bloc to the rear, offering convenient parking and secure additional storage. • Fully refurbished throughout with new kitchen and bathroom, fresh decoration and new flooring—finished to a high, move-in-ready standard. • 956-year lease remaining with ground rent and service charge £300 each quarter, offering long-term security and manageable costs. • Located on a main bus route with a stop right outside, providing excellent transport links. • Parade of shops across the road including convenience stores and a popular fish and chip shop. • Internal floor area of 517 sq ft, offering a well-designed layout ideal for comfortable, low-maintenance living. • Council Tax Band A (£1,457), offering low annual running costs and great affordability. • Approximately 1.6 miles from the city centre, offering easy access for commuting and shopping. • Viewing highly recommended for this turnkey property, finished to a high standard and ready to move in.



HUDSON
HOMES

 Floor 0 Building 1	 HUDSON HOMES Approximate total area⁽¹⁾ 644 ft² 59.8 m²
 Floor 0 Building 2	(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. GIRAFFE360

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