

Peterborough  
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Stumpacre, Bretton, Peterborough, PE3 8HR**  
**Price £95,000**  
**Leasehold**

**\*IDEAL FIRST TIME PURCHASE OR INVESTMENT PURCHASE\* \*TENANT  
 PAYING £625pcm\* \*7.8% YIELD\* \*NO CHAIN\***

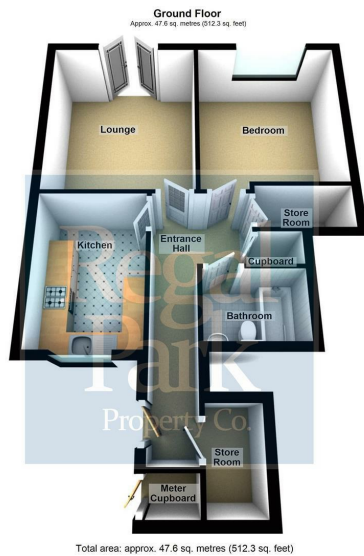
Regal Park are pleased to offer this 1 Bedroom Ground Floor Flat in the popular location of Bretton. The property currently has a Tenant in Situ and would make an ideal Investment Purchase with a yield of 7.8%. The property is situated close to local amenities and is within easy access to A47/A15/A16/A1 and comprises; Entrance Hall with storage cupboards, Kitchen, Lounge/Dining Room, Bedroom and Bathroom.

There is communal parking and communal gardens.  
 Viewings Highly Recommended.  
 No Chain.

EPC Rating: C

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





### Entrance Hall

Radiator, fitted carpet, door to store room with wall mounted boiler and fuse board and tiled flooring, cupboard housing hot water cylinder, further storage cupboard.

### Kitchen

10'8" x 7'4" (3.26m x 2.23m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, uPVC double glazed window to front, radiator, vinyl flooring.

### Lounge

12'4" x 10'8" (3.75m x 3.25m)

UPVC double glazed french double doors to communal garden, radiator, telephone point, TV point, fitted carpet.

### Bedroom

12'3" x 10'4" max (3.73m x 3.15m max)

UPVC double glazed window to rear, radiator, fitted carpet.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with electric shower over, wash hand basin, and WC, tiled surround, radiator, vinyl flooring.

### Outside

There is communal parking and communal garden areas with gated side access.

### Leasehold Information

Lease Remaining: 83 years lease term was 125 years from 1982

Ground Rent: Peppercorn Approx £10.79 PA

Service Charge: 22/23 £112.43

### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.