



11-13 North Street

Crowland, Peterborough, PE6 0EG

Guide Price £99,995

Richardson

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Three flats which are being sold individually, currently let on AST's

LOCATION

Crowland is situated approximately 10 miles north of Peterborough and 10 miles south of Spalding and lies at the intersection of the A1073 and the B1166 roads. The town dates back to the 7th Century and is home to Crowland Abbey and the unique Triangular Bridge. Crowland is a growing town benefiting from the recently completed bypass.

DESCRIPTION

The property comprises three flats which are being sold individually;

Flat 1 – 52 Sq m (560 Sq ft) - One bedroom flat. Shorthold tenancy at £4,800 pa.

Flat 2 – 41 Sq m (441 Sq ft) - One bedroom flat. Shorthold tenancy at £5,100 pa.

Flat 3 – 41 Sq m (441 Sq ft) - One bedroom flat. Shorthold tenancy at £5,100 pa.

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective lessees must rely on their own investigations as to their existence and condition.

COUNCIL TAX

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies;

Council Tax Band= A

TERMS

The units are available for sale on long leaseholds, subject to current tenancy, at a price guide of £120,000 per flat. Further plans and details on request.

VAT

We understand that VAT will not be charged on the rent.

EPC

Each flat has an energy rating of C.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

For an appointment to view or further information please contact -

Charlie Burrows t: 01780 758005 e: cburrows@richardsonsurveyors.co.uk
Andrew Leech t: 01780 758007 e: aleech@richardsonsurveyors.co.uk

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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