



Herlington House, Benyon Grove, Orton Malborne, Peterborough  
**£80,000 Leasehold**

**Sharman  
Quinney**

# Key Features

 1  1  C  A



125 Years remaining as of 07 Dec 1988

£100.00 Ground Rent pa

Review due: [Ask Agent](#)

£900.00 Service Charge pa

Review due: [Ask Agent](#)

- NO CHAIN
- Fully Renovated Throughout
- Ideal First Time Buy or Investment Property
- One Bedroom
- Open Plan Refitted Kitchen/Lounge/Dining Room

This first-floor apartment has been extensively renovated throughout and is offered with no onward chain. Featuring low management fees and excellent transport links, including a regular bus route to Peterborough and Hampton, it is ideally located for local amenities, schools, Orton Gate Shopping Centre and Ferry Meadows Country Park.





**Ground Floor**

Total floor area 37.1 m<sup>2</sup> (400 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Move-in ready and ideal for a first-time buyer or investor. Early viewing highly recommended!

Accommodation comprises

Entrance Hall

Open plan Refitted Kitchen/ Lounge/Dining Room

Bedroom

Bathroom

Outside there is an allocated parking space for one car.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:  
**01733 346111**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

 01733 346111

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 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. 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: HAM204115 - 0003

