

FOR SALE LEASEHOLD: PRIME CITY CENTRE RESIDENTIAL INVESTMENT**DE VECHTI HOUSE, WESTGATE, PETERBOROUGH, PE1 1PX****11 SELF-CONTAINED FLATS LET ON ASSURED SHORTHOLD TENANCIES**

PRICE: Offers in the region of £800,000 are invited (Subject to contract).

GROSS INCOME: £60,500 p.a.



PHOTO IS OF WHOLE BUILDING



LOCATION: The property is located in the city centre at the junction of Westgate with Long Causeway and Midgate and adjacent to the Queensgate shopping complex. It is close to a wide range of facilities including restaurants, theatres and to the mainline railway station giving journey times to London Kings Cross of less than an hour. **DE VECHTI HOUSE** comprises the first, second and third floors of an Edwardian corner block, recently refurbished to a high standard to provide 11 self-contained flats.

TENURE: A new lease for 125 years will be granted with other terms to be agreed by negotiation. (The Vendors may consider disposal of the freehold).

THE ACCOMMODATION briefly comprises:-

GROUND FLOOR

Entrance lobby from Westgate. Video entry system. Secure cycle store.

FIRST FLOOR

Landing. 3 one bed roomed flats. 1 bedsitting room.

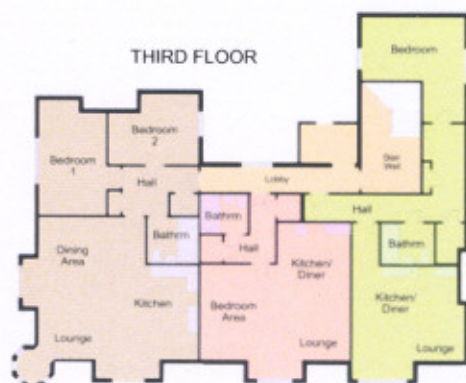
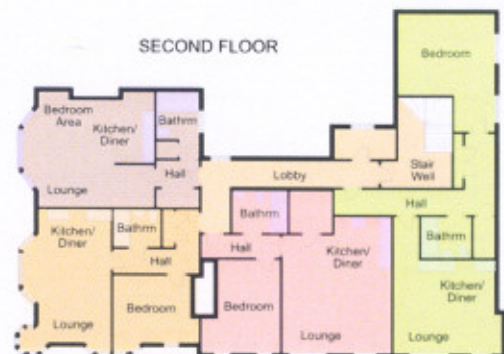
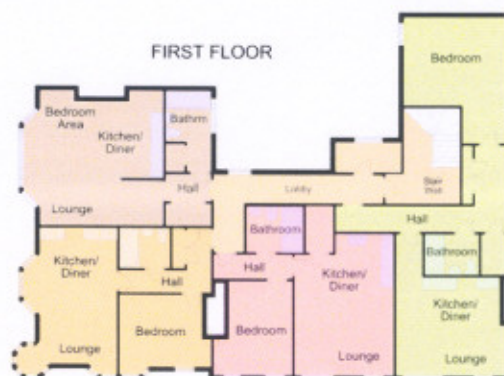
SECOND FLOOR

Landing. 3 one bed roomed flats. 1 bedsitting room.

THIRD FLOOR

Landing. 1 one bed roomed flat. 1 two bed roomed flat. 2 bedsitting rooms.

ENERGY PERFORMANCE CERTIFICATE: A copy of the full Energy Performance Certificate for each apartment is available for inspection at our Sales Office at 25 Broadway.



VIEWING: By appointment with the selling Agents.

REF: 7813N 240611