

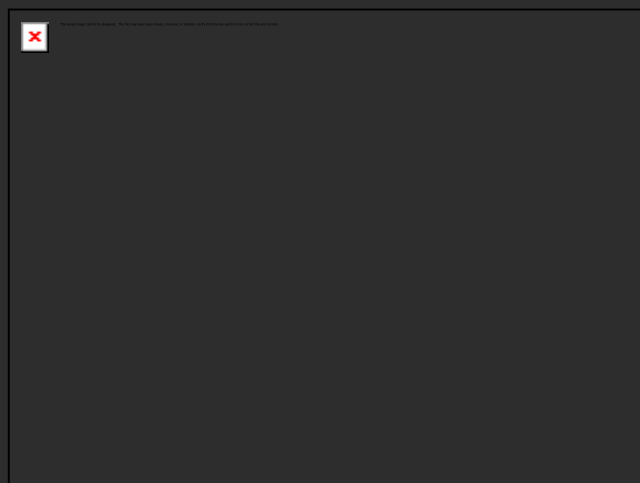
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements wall doors window fittings and appliances their sizes and locations are shown conventionally and are approximately only and cannot be regarded as being a representation either by the seller or his agent.

We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. We wish to draw your attention to the fact that the plans are not to scale nor accurate in detail.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Malcolm James has the authority to make or give any representation or warranty in respect of the property.

Map of detailed property



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Independent Estate Agents

To find out more or arrange a viewing please contact Malcolm James on  
**01733 202602**

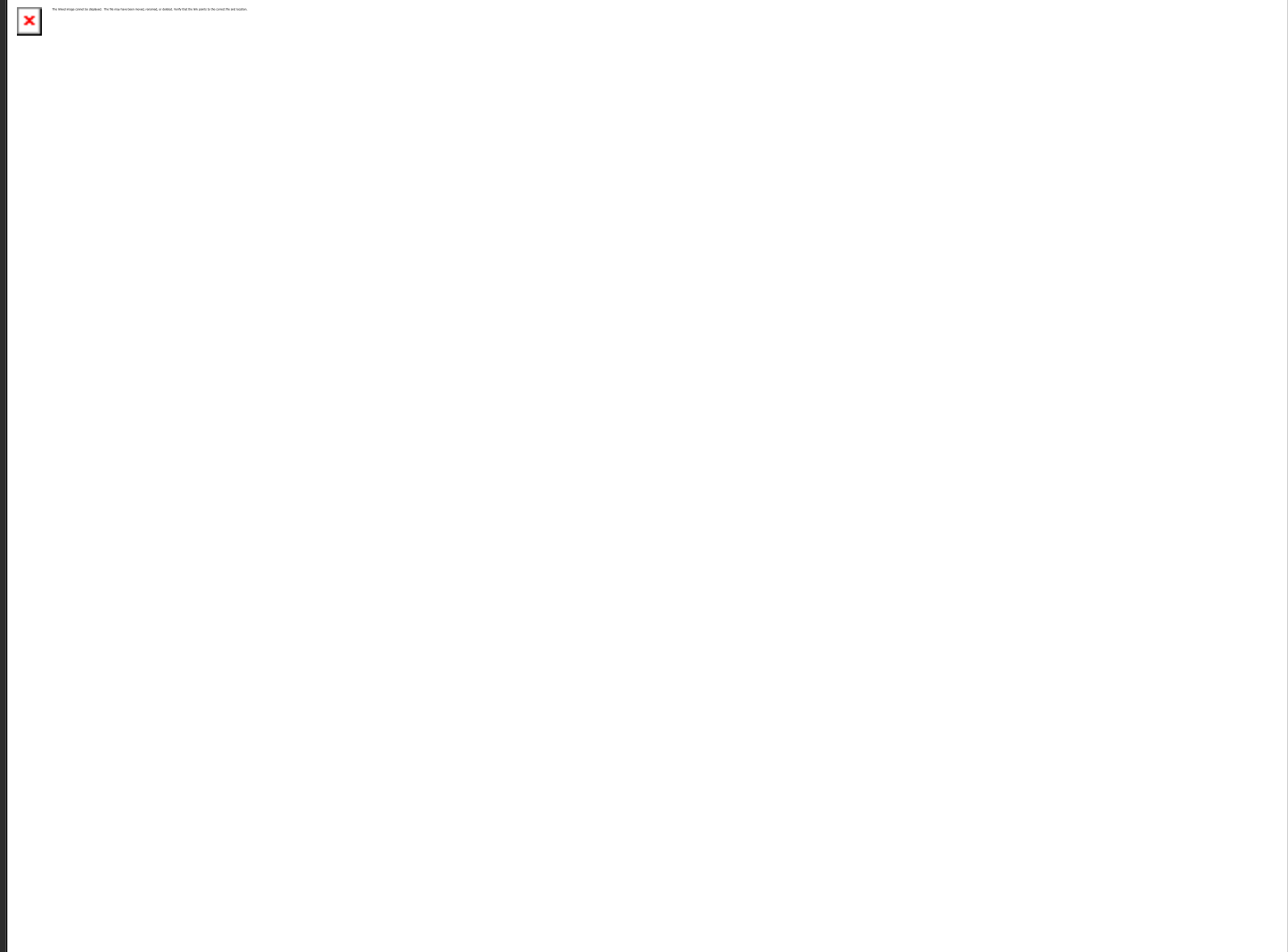
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**FLAT 4 THE CAUSEWAY CENTRE, 18 HIGH CAUSEWAY,  
WHITTLESEY PE7 1AU**

Asking price of

**£130,000**

Leasehold

2 Bedroom Accommodation

MJREF\_005418 (SAPS Rating 78C)



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Malcolm James Estate Agents 16 High Causeway, Whittlesey, Peterborough, PE7 1AE

£130,000 Leasehold

Flat 4 The Causeway Centre, 18 High Causeway,  
Whittlesey PE7 1AU

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**DOOR TO** 5.68m x 4.41m (18'8" x 14'6")  
(Angled) Lounge/Kitchen. Security intercom system, two radiators, Television and telephone points. Three uPVC double glazed windows to front elevation. Walk in cupboard with access to roof space. Open to:

**KITCHEN** 3.06m x 2.13m (10'0" x 6'12")  
uPVC double glazed window to rear elevation. Range of eye and base level units. Inset electric oven and four ring gas hob and hood over. Splashback tiling and worksurface. Space for washing machine. Inset stainless steel single drainer sink unit and mixer taps over. Rack of spotlights to ceiling. Wall mounted Central Heating boiler. Space for Fridge Freezer. Radiator.

**BEDROOM ONE** 3.72m x 2.81m (12'2" x 9'3")  
(Angled) uPVC double glazed window x two, to front elevation. Radiator.

**BEDROOM TWO** 2.94m x 2.90m (9'8" x 9'6")  
uPVC double glazed window to rear elevation. Radiator.

#### BATHROOM

uPVC double glazed window to rear elevation. Three piece suite comprising low level W.C., pedestal wash hand basin. Panelled bath with cradle mixer shower and screen. Full height wall tiling around bath.

#### AGENTS NOTES

MALCOLM JAMES are pleased to offer this 1st floor two bedroomed fully converted apartment. Benefits include security intercom system, gas central heating, uPVC double glazed fitted kitchen. Six panel internal doors and flooring throughout.

#### TENURE:

Leasehold: 125 years Ground rent/maintenance charge approx £960.00 per Year.

- NEW DEVELOPMENT OF APARTMENTS
- HIGH END FINISH
- TOWN CENTRE LOCATION

- UPVC DOUBLE GLAZING
- AVAILABLE NOW
- 2 BEDROOMS
- GAS CENTRAL HEATING

