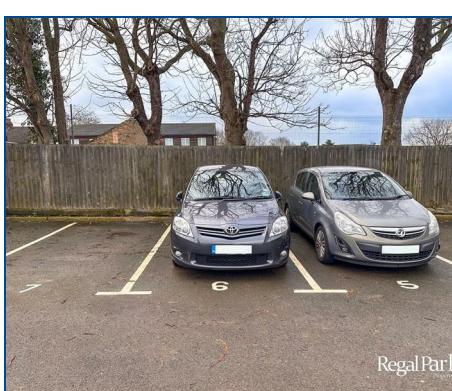
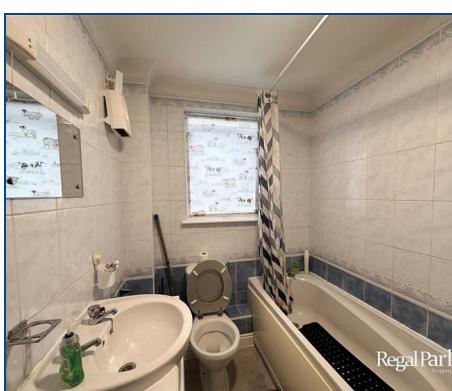


Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

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



Fleet Way, Fletton, Peterborough, PE2 8QT
Price £110,000
Leasehold

FIRST FLOOR FLAT *CLOSE TO LOCAL AMENITIES* *WALKING DISTANCE TO CITY CENTRE* *NO CHAIN*

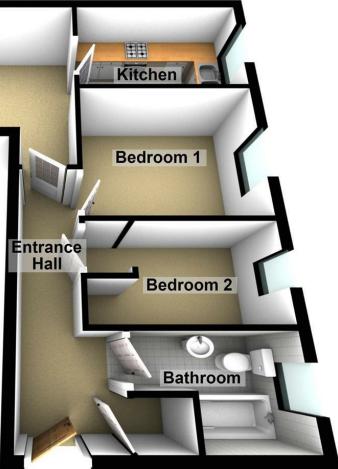
Regal Park are pleased to offer this well presented 2 Bedroom First Floor Flat in the popular location of Fletton. The property is situated close to local amenities and is within walking distance to city centre and train station. The property comprises; Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms and a Bathroom.

There is an allocated parking space.
Viewings Highly Recommended.
No Chain.

EPC: C



First Floor
Approx. 52.1 sq. metres (560.9 sq. feet)



Total area: approx. 52.1 sq. metres (560.9 sq. feet)

Entrance Hall

Wall mounted electric, fitted carpet, storage cupboard, door to:

Lounge/Dining Room

20'3" x 9'4" (6.17m x 2.84m)

UPVC double glazed window to side, electric radiator, laminate flooring.

Kitchen

6'4" x 10'9" (1.94m x 3.28m)

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 cooker, uPVC double glazed window to side, vinyl flooring.

Bedroom 1

8'7" x 10'9" max (2.62m x 3.28m max)

UPVC double glazed window to side, wall mounted electric heater, fitted carpet.

Bedroom 2

5'9" x 10'5" max (1.75m x 3.18m max)

UPVC double glazed window to side, wall mounted electric heater, fitted carpet.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, wash hand basin with cupboards under and close coupled WC, fully tiled walls, uPVC obscure double glazed window to side, vinyl flooring.

Outside

There is an allocated parking space.

Leasehold Information

*Please note the vendor has advised the following information. We recommend seeking legal advice before making an offer.

Ground Rent: £10 per annum (Peppercorn)

Service Charge: £1,600 per annum, payable half yearly of £800.00

Lease: Lease expires 2160 (134 years remaining)

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.