



Total area: approx. 67.7 sq. metres (728.7 sq. feet)



Disclaimer

Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to City & County. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Emperor Way, Fletton, Peterborough, Cambridgeshire, PE2 9FD
Offers In Excess Of £155,000

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NO FORWARD CHAIN City and County are excited to offer this perfect opportunity to purchase this fantastic deceptively spacious TWO BEDROOM first floor apartment, situated in the popular location of Fletton. Offering easy access to amenities, transport links and schooling. It would make a perfect downsize, first buy or investment opportunity. Briefly comprising entrance hall, open plan lounge/kitchen/diner, three-piece bathroom and two double bedrooms with an en-suite to master. Outside benefits from an allocated parking space and communal gardens. Please call to arrange your viewing today

Entrance Hall

17'7" x 11'3" (5.37m x 3.43m)

uPVC double glazed window to the side. Hardwood entrance door to the front. Double radiator, fitted carpet and door to a storage cupboard. Doors to:

Bedroom Two

8'10" x 9'10" (2.70m x 3.00m)

uPVC double glazed window to the side. Double radiator and fitted carpet

Master Bedroom

12'1" x 9'10" (3.68m x 3.00m)

uPVC double glazed window to the side. Double radiator and fitted carpet. Door to:

En-suite

5'0" x 5'9" (1.52m x 1.75m)

Fitted with a three piece suite comprising wash hand basin, shower cubicle and close coupled WC. Tiled surround, double radiator and vinyl flooring

Lounge/Dining Room

12'5" x 21'5" (3.79m x 6.53m)

Three uPVC double glazed windows to the side. Two double radiators and fitted carpet. Open plan to:

Kitchen

8'0" x 7'9" (2.44m x 2.36m)

uPVC double glazed window to the side. Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer. Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Built-in electric oven, built-in four ring electric hob with extractor hood over. Laminate flooring

Bathroom

6'2" x 7'9" (1.89m x 2.36m)

uPVC obscure double glazed window to the side. Fitted with a three piece suite comprising bath, pedestal wash hand basin and close coupled WC. Tiled surround, double radiator and vinyl flooring

EPC: B

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DRAFT DETAILS AWAITING VENDORS APPROVAL

