



## **113 Oxney Road, Peterborough, PE1 5YL**

**£950**

Welcome to this modern two-bedroom apartment, perfectly designed for contemporary living. Situated in a desirable location, this property boasts a spacious reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining guests.

The apartment features two well-appointed bedrooms, each providing a comfortable retreat. The master bedroom includes an ensuite bathroom, ensuring privacy and convenience. The second bathroom is equally stylish, catering to the needs of family and guests alike.

With its modern design and thoughtful layout, this apartment is perfect for professionals, couples, or small families seeking a stylish home in a vibrant community. The property is well-connected to local amenities, making it an excellent choice for those who appreciate both comfort and convenience.

Do not miss the opportunity to make this delightful apartment your new home.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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(81-91)	<b>B</b>		
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England & Wales		EU Directive 2002/91/EC	
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