

Entrance Hall

Bathroom

Kitchen: 3.12m 2.67m (10'3" x 8'9")

Lounge: 4.44m x 3.71m (14'7" x 12'2")

Bedroom 1: 3.12m 3.68m (10'3" x 12'1")

Bedroom 2: 2.24m x 2.56m (7'4" x 8'5")

**Woodcock Holmes** 20a Tesla Court, Innovation Way, Peterborough PE2 6FL

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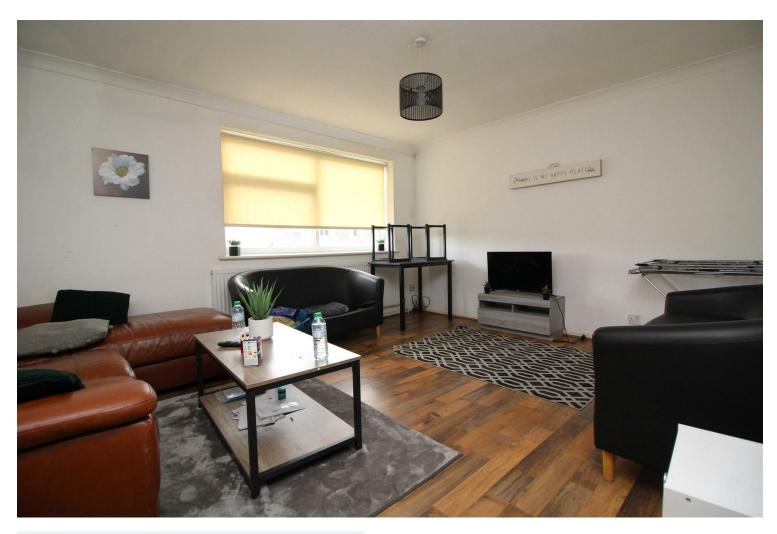
These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors



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**Fletton Avenue** Peterborough, PE2 8DQ £110,000



# Fletton Avenue Peterborough PE2 8DO

Well-presented two-bedroom second-floor apartment close to Peterborough city centre, shops, and transport links, currently achieving £825pcm rental income. Benefits include gas central heating, uPVC double glazing, and a single garage.

- FANTASTIC INVESTMENT OPPORTUNITY
- CLOSE TO PETERBOROUGH CITY CENTRE
- LIVING/DINING ROOM
- TWO BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SINGLE GARAGE

## **ENTRANCE HALL**

## LIVING ROOM

14'6" x 12'2"

UPVC double glazed window to front, radiator.

## **KITCHEN**

10'2" 8'9"

UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktop, space for appliances, fitted sink drainer.

## **BEDROOM 1**

10'2" 12'0"

UPVC double glazed window to front, fitted carpet, radiator.

## **BEDROOM 2**

7'4" x 8'4"

UPVC double glazed window to front, fitted carpet, radiator.

## **BATHROOM**

UPVC double glazed window to rear, three piece suite with bath, WC, wash hand basin.

#### OUTSIDE

Communal garden surround, secure access to the communal area via intercom entry and fob system. There is a garage in a block with up and over door.

#### **SURROUNDING AREA**

Fletton is a residential area to the south of Peterborough and close to the Peterborough City Centre. Locally, there are a variety of amenities including shops, Doctor's, Primary Schools, Community Centre, etc. with good bus facilities to the City Centre.



## **TENURE**

Leasehold - 103 year lease remaining.

## **SERVICES**

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

## **FIXTURES AND FITTINGS**

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

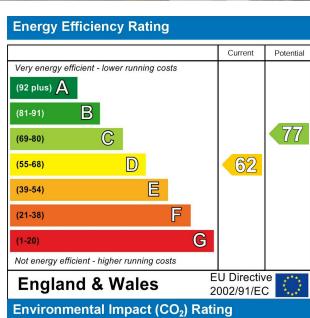
## **MARKETING INFORMATION**

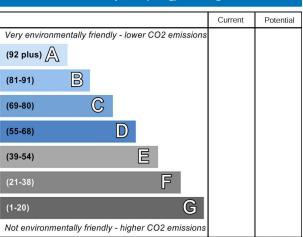
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

## **INVESTMENT INFORMATION**

If you are considering this property for BUY TO LET purposes, please call our Property Management team on 01733 209573. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.





England & Wales

EU Directive 2002/91/EC

Viewings: By appointment £110,000