



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")



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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 legal title of the property. Buyers not obtain such verification from their solicitors.

Fletton Avenue
Peterborough, PE2 8DQ
£110,000



Fletton Avenue

Peterborough

PE2 8DQ

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

Viewings: By appointment

£110,000

ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

BATHROOM

OUTSIDE

SURROUNDING AREA

14'6" x 12'2"

10'2" x 8'9"

10'2" x 12'0"

7'4" x 8'4"

UPVC double glazed window to front, radiator.

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.

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

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

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.

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

SERVICES

FIXTURES AND FITTINGS

MARKETING INFORMATION

INVESTMENT INFORMATION

Leasehold - 103 year lease remaining.

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

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.

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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC