



**Woodcock Holmes**  
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Peterborough PE2 6FL  
  
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info@woodcockholmes.co.uk

**rightmove**  
find your happy

**The Property  
Ombudsman**

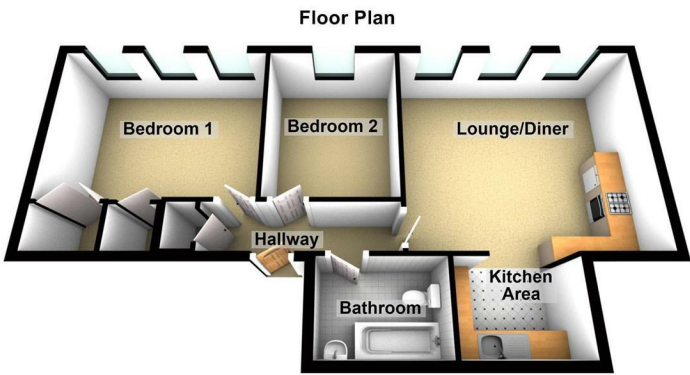
**Zoopla**

**THE  
GUILD  
PROPERTY  
PROFESSIONALS**

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.

**9 St James House**  
Peterborough, PE1 1WJ  
£795 Per Month





9 St James House

Peterborough

PE1 1WJ

• DOUBLE GLAZED

• WALKING DISTANCE TO CENTRE

• ELECTRIC HEATING

• OPEN PLAN LOUNGE AND KITCHEN

• 2 BEDROOMS

Viewings: By appointment

£795 Per Month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC