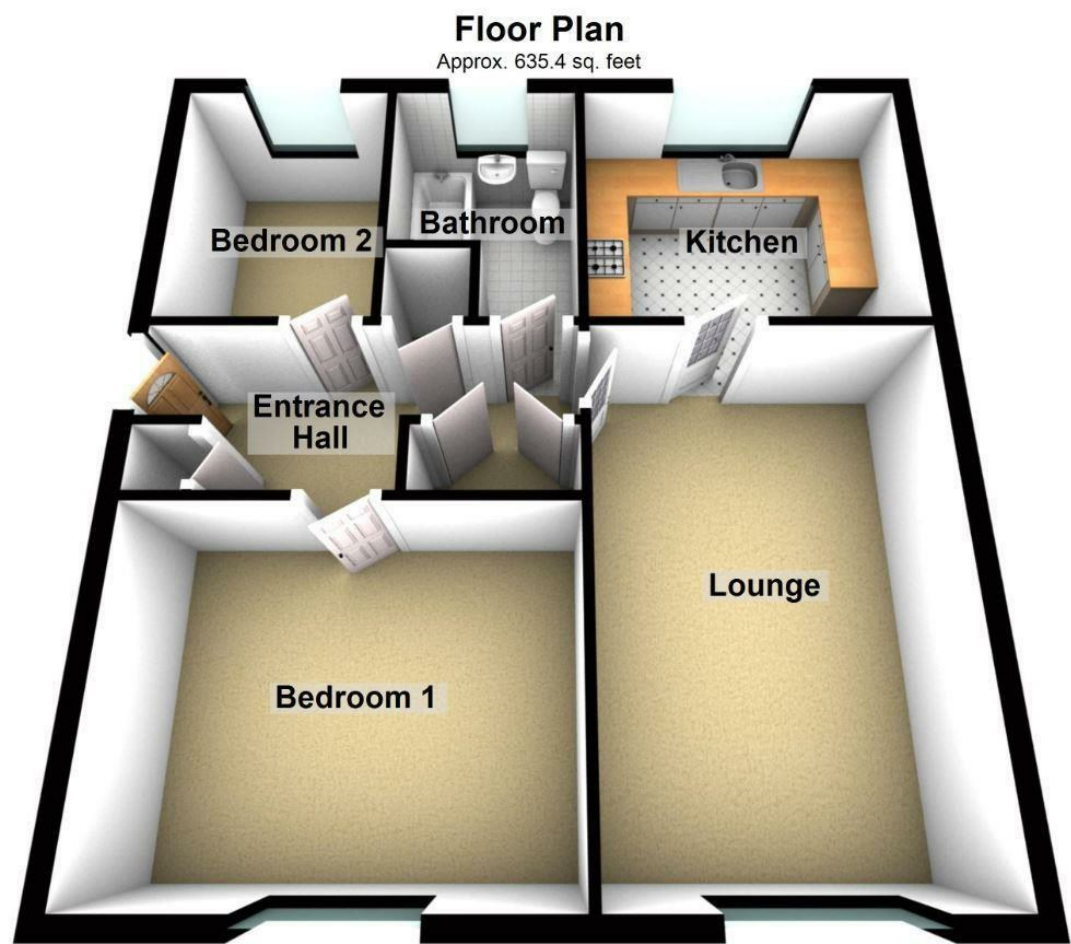




COMMUNAL AREA

ENTRANCE HALL

BEDROOM 1
4.09m x 3.30m (13'5 x 10'10)

BEDROOM 2
2.72m x 2.11m (8'11 x 6'11)

LOUNGE
5.05m x 3.28m (16'7 x 10'9)

KITCHEN
3.28m x 2.72m (10'9 x 8'11)

GARAGE



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

112 Deerleap
Peterborough, PE3 9YD
£950 Per Month



112 Deerleap
Peterborough
PE3 9YD

Don't miss out on this spacious first-floor apartment situated close to local amenities, travel links and Peterborough Hospital. Available with No Forward Chain, INVESTMENT BUYERS ONLY!

• FIRST FLOOR APARTMENT

• TWO BEDROOMS

• LOUNGE DINER

• CLOSE TO LOCAL AMENITIES

• THREE PIECE BATHROOM

• GARAGE

• DOUBLE GLAZED

• GAS CENTRAL HEATING

• CLOSE TO PETERBOROUGH HOSPITAL

Viewings: By appointment
£950 Per Month

COMMUNAL AREA
Access through front door with intercom entry system, stairs to first floor where you will find the front door to the apartment.

ENTRANCE HALL
Storage cupboard, radiator.

BEDROOM 1
13'5 x 10'10
UPVC double glazed window to the front aspect, fitted wardrobes, fitted carpet and a radiator.

BEDROOM 2
8'11 x 6'11
UPVC double glazed window to the front aspect, fitted carpet and a radiator.

LOUNGE
16'7" x 10'9"
UPVC double glazed window to the front aspect, fitted carpet, television point and a double radiator.

KITCHEN
10'9" x 8'11"
UPVC double glazed window to rear aspect. The kitchen is fitted with a range of base and eye level units with worktop space above, single drainer stainless steel single drainer sink unit with mixer tap above, plumbing for an automatic washing machine, extractor hood.

GARAGE
Brick built garage en bloc with up and over door to front.

SURROUNDING AREA
Bretton is a residential area in the city of Peterborough, Cambridgeshire and has been designed as a green environment; the major roads are tree-lined and there are several large parks and playing fields. There are many local shops and amenities within Bretton including the Bretton Centre and City Hospital.

TENURE & TAX BAND
Leasehold – 90 years. Tax band - A.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(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		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC