



ENTRANCE HALL

LIVING ROOM

KITCHEN

CONSERVATORY

BEDROOM

WET ROOM

GARAGE



Woodcock Holmes

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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.

74-76 Bradwell Road

Peterborough, PE3 9QL

£950 Per Month



**74-76 Bradwell Road
Peterborough
PE3 9QL**

AVAILABLE WITH NO FORWARD CHAIN! This Ground Floor Apartment benefits from its own Private Garden space and Garage! The block is tucked away at the end of Bradwell Road, a popular area close to Peterborough City Centre, and benefits from having a long-term 960 year lease left on the property!

- FULLY REFURBISHED THROUGHOUT TO INCLUDE BRAND NEW FLOORING AND FULLY DECORATED
- GROUND FLOOR APARTMENT
- PRIVATE LARGE L SHAPED REAR GARDEN
- CONSERVATORY LEADING TO GARDEN
- OFF ROAD PARKING
- BRAND NEW SHOWER ROOM WITH DOUBLE SHOWER CUBICAL
- POPULAR LOCATION
- EASY ACCESS TO CITY CENTRE AND CITY HOSPITAL
- DOUBLE BEDROOM
- FULLY FITTED KITCHEN WITH FRIDGE FREEZER, WASHING MACHINE AND DISHWASHER

Viewings: By appointment
£950 Per Month

ENTRANCE HALL

4'3" x 9'10"
Door to side off the communal hall area. Storage cupboard and airing cupboard space.

LIVING ROOM

14'9" x 11'2"
UPVC double glazed window to front, laminate flooring, access to kitchen and conservatory.

KITCHEN

7'4" x 9'5"
UPVC double glazed window to front. Brand new Fitted kitchen, fitted worktops with tiles behind, fitted stainless steel sink drainer, space for oven. Integrated Fridge Freezer, Washing Machine and Dishwasher.

CONSERVATORY

12" x 8'2"
UPVC construction with polycarbonate roof, double doors to the rear leading into the garden. Laid to wood laminate flooring.

BEDROOM

8'10" x 14'8"
UPVC double glazed window to rear, electric storage heater.

SHOWER ROOM

8'10" x 5'10"
Obscure uPVC double-glazed window to side. Newly fitted three piece suite consisting of Double Shower Cubical, low level WC and wash hand basin. Laid to brand new wood laminate flooring.

OUTSIDE

Enclosed garden to the rear of the apartment, accessed via the conservatory or a single wooden gate to the side of the garden area. The garden is mainly laid with lawn, there is a patio area and mature shrub/flower bed borders surrounding the space. To the rear of the garden is communal parking space over a gravel area.

SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within close proximity of the City Centre, Queensgate Shopping Centre, Railway Station and many more facilities. Good schooling, bus stop, dentists and doctors are all nearby with Ferry Meadows a short drive away

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		
(55-68) D		72
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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