



MEDIA TOUR AVAILABLE  
<https://www.youtube.com/watch?v=1o7ld6nj>

## Marshalls Way, Farcet Peterborough

**Price: Leasehold £140,000 guide price**

- Ground Floor Flat
- 15' Lounge and Fitted Shower Room
- Gas Central Heating
- UPVc Double Glazing
- Enclosed Rear Garden
- Council Tax Brand A
- Overlooks the Green
- Benefitting from No Onward Chain

EPC Rating: Awaiting



Entrance hall

Bedroom one 3.28m x 3.28m (10'8" x 10'8") maximum into recess

Bedroom two 2.1m x 2.7m (6'9" x 8'9")

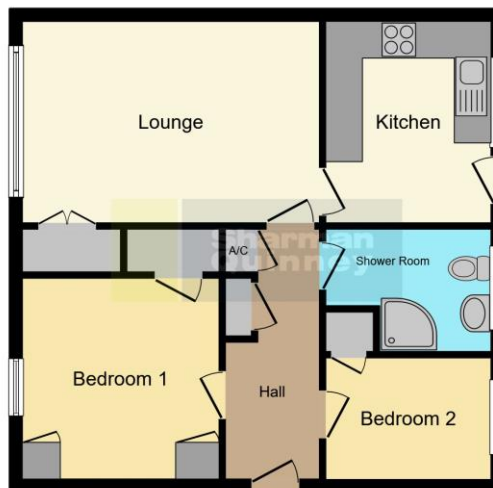
Shower room

Lounge 3.29m x 4.82m (10'8" x 15'8")

Kitchen 3.29m x 2.7m (10'8" x 8'9")

Outside Communal lawn area to the front with hedging. Enclosed rear garden, laid to lawn with ornamental hedging and trees with paved pathway and patio.

Agent's notes: The vendor has informed us that the lease is for 125 years from 1990. The costs are approximately £20 per annum for ground rent and £87 per month for service charge.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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