

Peterborough
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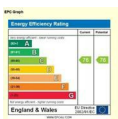


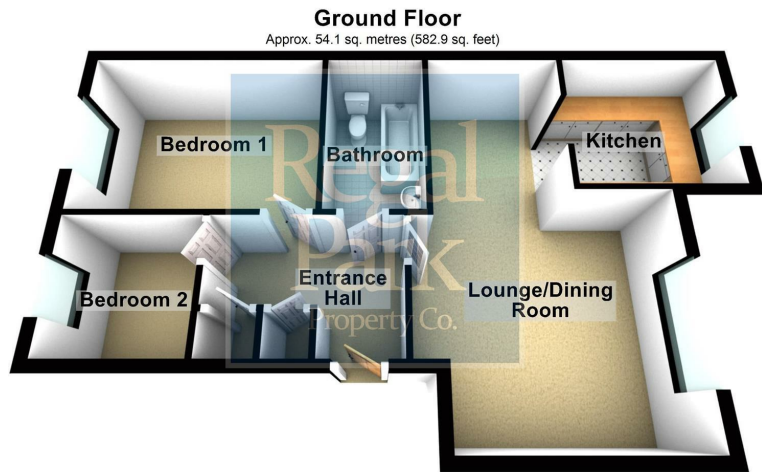
Fellowes Road, Fletton, Peterborough, PE2 8DS
Price £100,000
Leasehold

GROUND FLOOR FLAT* *WALKING DISTANCE TO CITY CENTRE* *NO CHAIN
Regal Park are pleased to offer this 2 Bedroom Ground Floor Flat in the popular location of Fletton. The property is situated close to local amenities and is within walking distance to city centre. The property comprises; Entrance Hall, Lounge/Dining Room, Kitchen with integrated appliances, 2 Bedrooms and a Bathroom.

There is an allocated parking space to the front of the property.
Viewings Highly Recommended.
No Chain.

EPC Rating:





Total area: approx. 54.1 sq. metres (582.9 sq. feet)

Entrance Hall

Electric wall mounted heater, fitted carpet, storage cupboard, storage cupboard with hot water cylinder, door to:

Lounge/Dining Room

20'8" x 12'6" (6.30m x 3.81m)

UPVC double glazed window, two wall mounted electric heaters, fitted carpet, telephone point, TV point, open to:

Kitchen

7'9" x 8'8" (2.36m x 2.63m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer, washing machine and slimline dishwasher, fitted electric oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window, vinyl flooring.

Bedroom 1

9'2" x 12'0" (2.80m x 3.66m)

UPVC double glazed window, wall mounted electric heater, fitted carpet, TV point.

Bedroom 2

7'1" x 7'1" (2.17m x 2.15m)

UPVC double glazed window, wall mounted electric heater, fitted carpet.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, vinyl flooring.

Outside

There is an allocated parking space to the front of the building.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Leasehold Information

The vendor has advised the following leasehold information.

Lease Term: 99 Years from 2005: Therefore 79 Years

Remaining

Ground Rent: £250.00 per annum

Service Charge: £1,239.09 per annum