



 **NEWTON**  
FALLOWELL

32 Hammonds Drive, Fengate, Peterborough, PE1 5AA

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## Key Features

- AVAILABLE EARLY-MID AUGUST!
- Modern Third Floor Apartment
- Spacious Lounge Diner & Kitchen
- DOUBLE BEDROOM WITH BUILT-IN WARDROBE
- Contemporary Three-Piece Bathroom
- Wrap-Around Balcony
- Allocated Parking Space
- EPC Rating C

£875 PCM





This modern third floor apartment is AVAILABLE FROM EARLY-MID AUGUST and benefits from a WRAP-AROUND BALCONY and ALLOCATED PARKING SPACE. The accommodation comprises of an entrance hall, spacious lounge diner open to modern kitchen, double bedroom with built-in wardrobe and contemporary three-piece family bathroom.



Entrance Hall

Lounge Diner 4.62m x 4.86m (15'2" x 15'11")

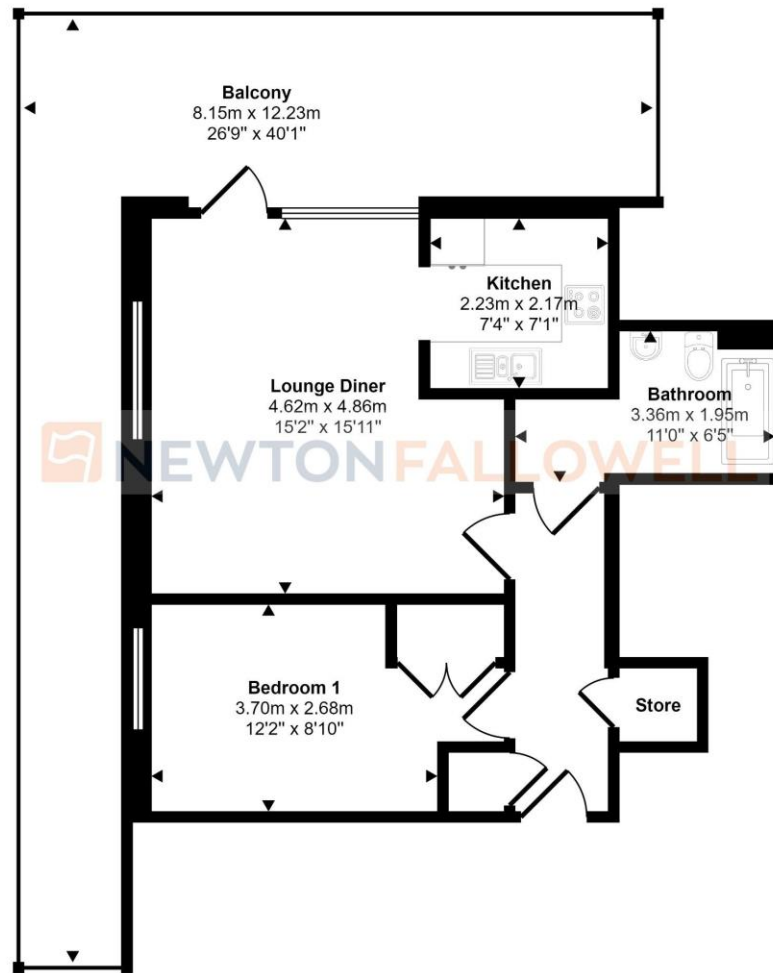
Kitchen 2.23m x 2.17m (7'4" x 7'1")

Bedroom 3.70m x 2.68m (12'1" x 8'10")

Family Bathroom 3.36m x 1.95m (11'0" x 6'5")

Balcony 8.15m x 12.23m (26'8" x 40'1")

Approx Gross Internal Area  
50 sq m / 542 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: A

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

