



127 Fellowes Road, Fletton, Peterborough, PE2 8DS

 **NEWTON FALLOWELL**

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Key Features

- AVAILABLE FROM MID JULY!
- TWO BEDROOMS
- Spacious Lounge Diner
- Modern Fitted Kitchen
- Three-Piece Family Bathroom
- Allocated Parking Space
- Within Close Proximity to City Centre
- EPC Rating C

£895 PCM





This second floor apartment is AVAILABLE FROM MID JULY and situated within easy access to Peterborough city centre. The accommodation comprises of an entrance hall, lounge diner, modern fitted kitchen, TWO BEDROOMS and a contemporary three-piece family bathroom. Outside there is also an allocated parking space situated to the side aspect.



Entrance Hall 4'0" x 17'6" (1.2m x 5.3m)

Lounge Diner 15'6" x 14'12" (4.7m x 4.6m)

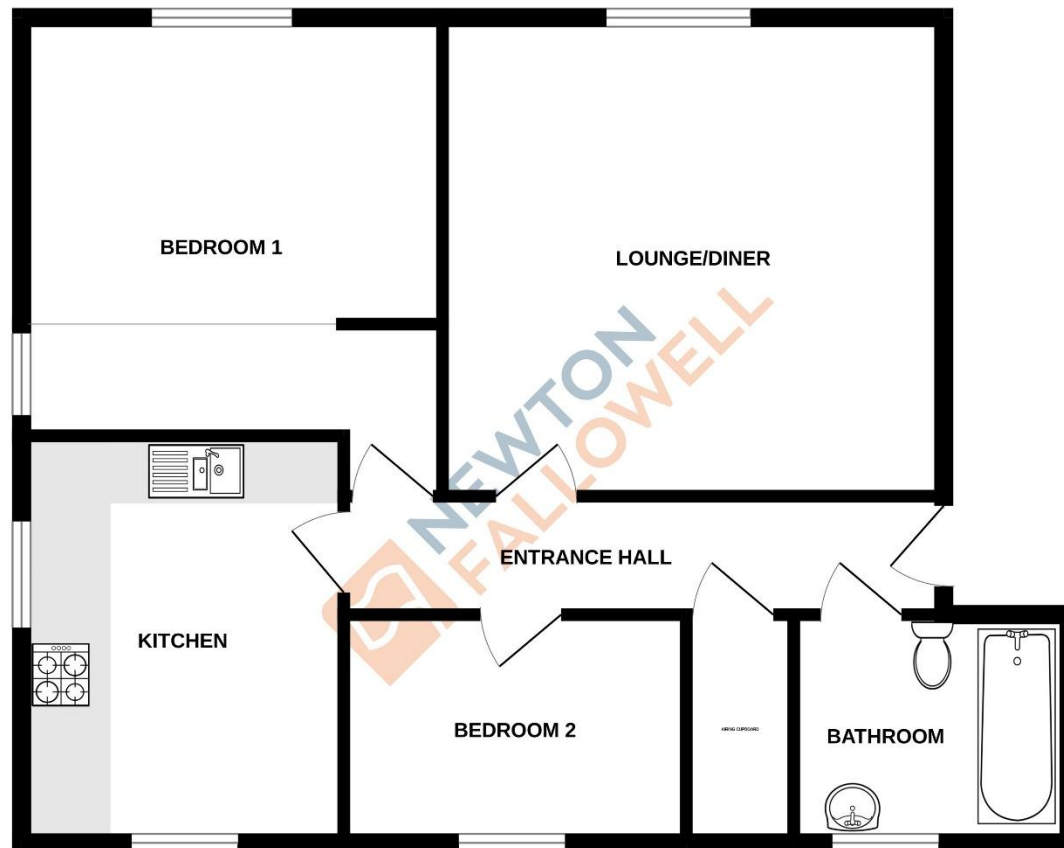
Kitchen 10'0" x 12'12" (3m x 4m)

Bedroom One 10'0" x 13'6" (3m x 4.1m)

Bedroom Two 10'6" x 6'12" (3.2m x 2.1m)

Family Bathroom 8'6" x 6'12" (2.6m x 2.1m)

755 sq.ft. (70.2 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

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.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

TOTAL FLOOR AREA : 755 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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