



 **NEWTON**
FALLOWELL

6 Regal Place, Fletton, Peterborough, PE2 9AP

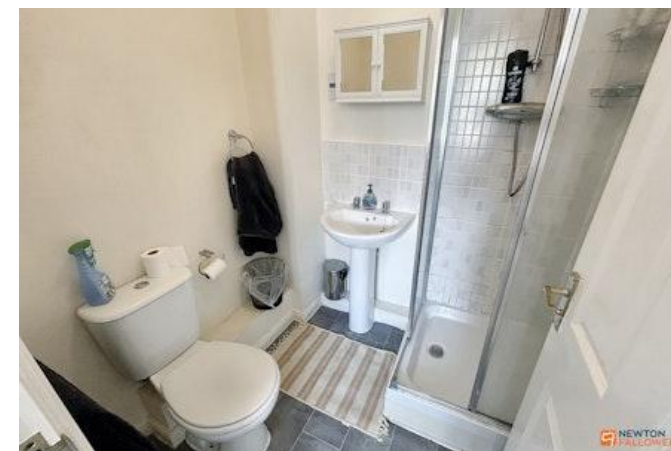
 **NEWTON FALLOWELL**

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Key Features

- Modern First Floor Apartment
- TWO DOUBLE BEDROOMS
- Spacious Lounge & Kitchen Diner
- En-Suite & Family Bathroom
- Allocated Parking Space & Communal Gardens
- Walking Distance of City Centre & Train Station
- NO ONWARD CHAIN
- EPC Rating TBC
- Leasehold

Guide Price £130,000 - £135,000





This modern first floor apartment is situated within WALKING DISTANCE OF PETERBOROUGH CITY CENTRE AND TRAIN STATION, offering TWO DOUBLE BEDROOMS, an EN-SUITE and ALLOCATED PARKING SPACE, being sold with NO ONWARD CHAIN. The accommodation is accessed via a secure communal entrance hall, with stairs rising to the first floor, with the apartment comprising of an entrance hall, spacious lounge, kitchen diner, two double bedrooms, en-suite shower room servicing the main bedroom, in addition to the family bathroom. Outside there is an allocated parking space to the rear, alongside communal gardens to be enjoyed.

Entrance Hall

Lounge 4.24m x 3.88m (13'11" x 12'8")

Kitchen Diner 2.48m x 3.07m (8'1" x 10'1")

Bedroom One 2.71m x 2.99m (8'11" x 9'10")

En-Suite 1.53m x 1.72m (5'0" x 5'7")

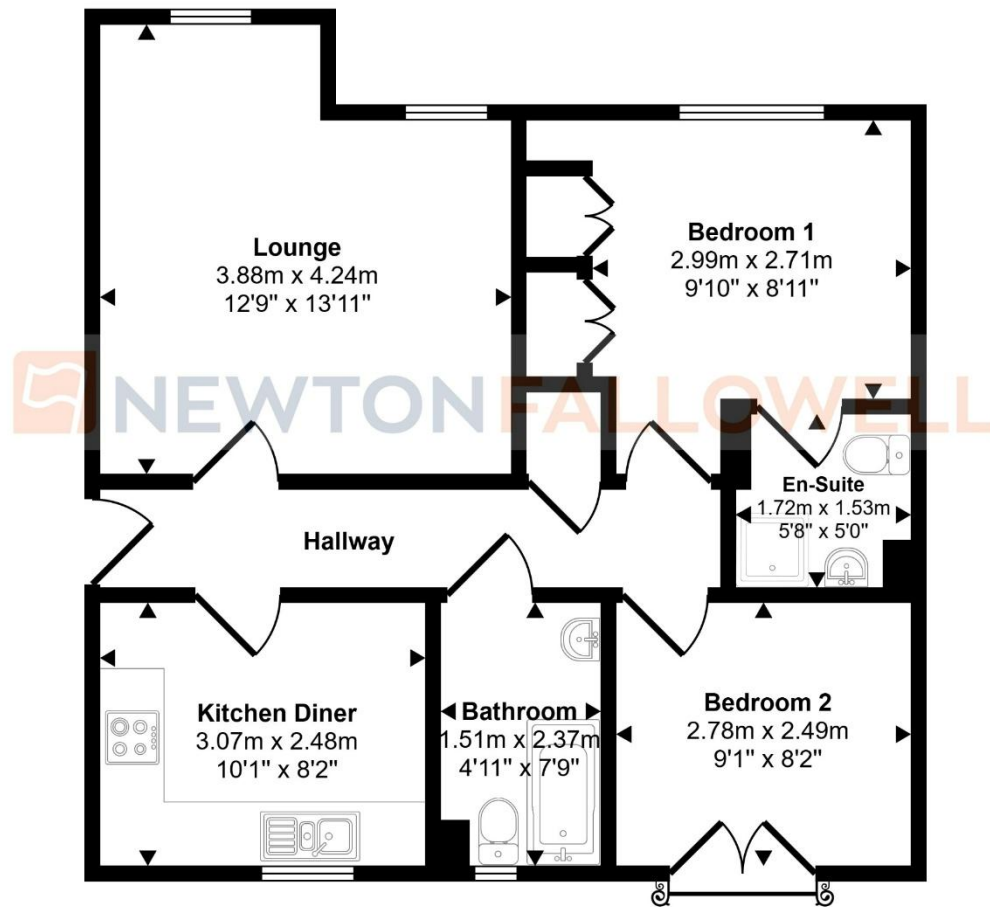
Bedroom Two 2.49m x 2.78m (8'2" x 9'1")

Family Bathroom 2.37m x 1.51m (7'10" x 5'0")

Lease

There are approximately 103 years remaining on the lease, with an annual ground rent payable of £250 and a monthly service charge payable of £166.

Approx Gross Internal Area
56 sq m / 600 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: 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.



SCAN ME