



123 Wainwright, Werrington, Peterborough, PE4 5AH

 **NEWTON FALLOWELL**



Key Features

- AVAILABLE FROM MID JANUARY 2026!
- FIRST FLOOR APARTMENT
- ONE BEDROOM WITH BUILT-IN FURNITURE
- Open Plan Living Kitchen
- Shower Room
- Parking for One Vehicle
- Communal Gardens
- EPC Rating D

£675 PCM





This first floor one bedroom apartment is situated within a cul-de-sac position in Werrington and is AVAILABLE MID JANUARY 2026. The accommodation comprises of an open plan living kitchen benefiting from electric underfloor heating (alongside the bedroom), one bedroom with built-in furniture and pull-down bed, as well as shower room hosting a three-piece suite. Outside there is parking available for one vehicle and communal gardens to be enjoyed.

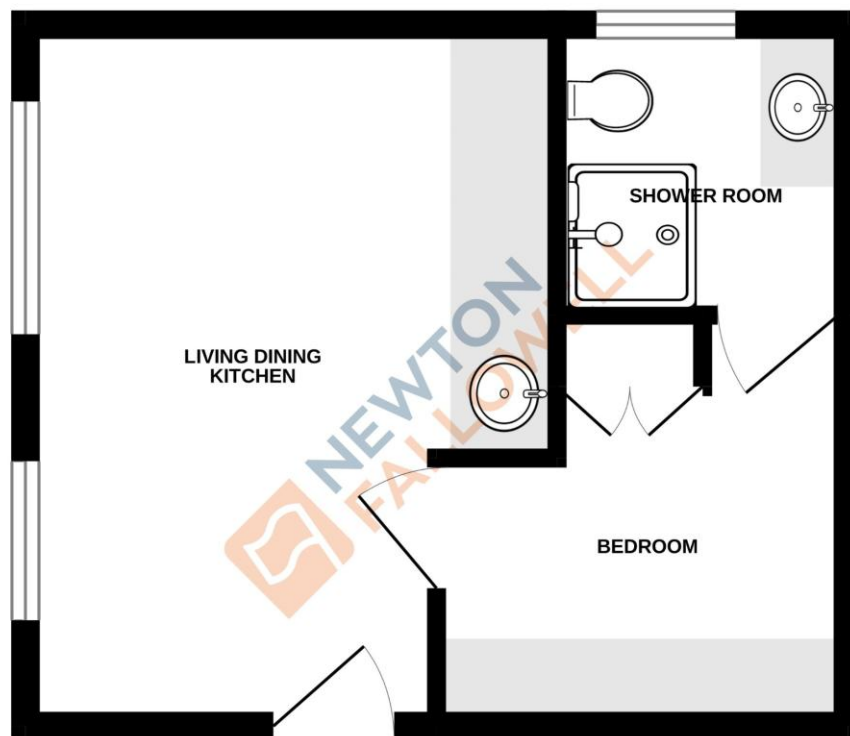
Entrance Lobby

Living Kitchen 3.3m x 4.57m (10'10" x 15'0")

Bedroom 2.62m x 2.49m (8'7" x 8'2")

Shower Room 1.91m x 1.75m (6'4" x 5'8")





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.

TOTAL FLOOR AREA : 246 sq.ft. (22.8 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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