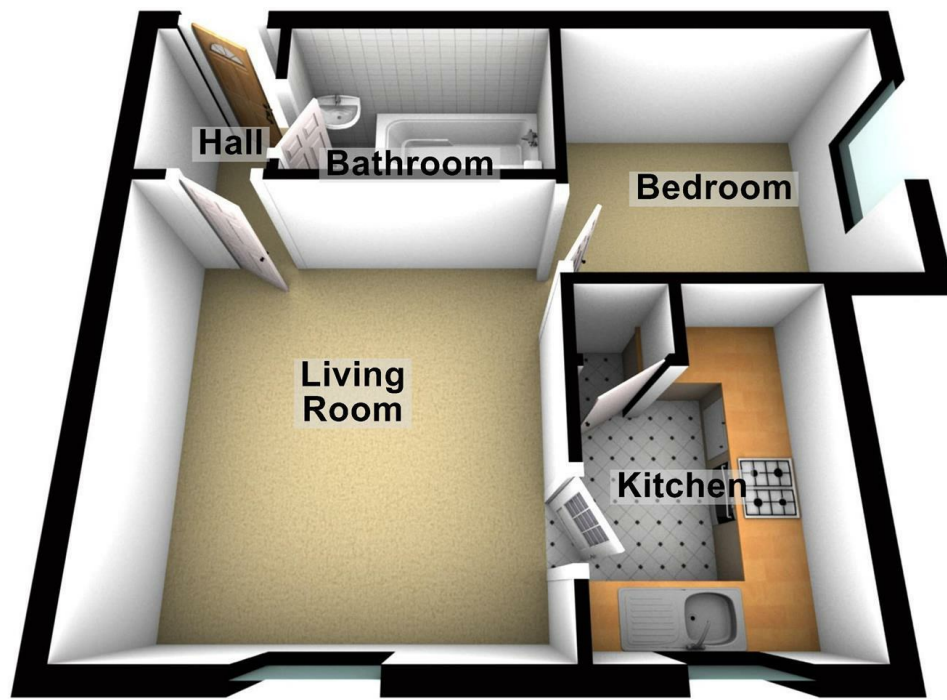


Ground Floor



ENTRANCE HALL

BATHROOM

LIVING ROOM

KITCHEN

BEDROOM



Woodcock Holmes
First Floor Offices, 4 Office Village
Hampton, Peterborough PE7 8GX
01733 303111
info@woodcockholmes.co.uk

rightmove
find your happy

The Property Ombudsman

Zoopla

THE GUILD PROPERTY PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

17 Hadrians Court
Fletton, Peterborough, PE2 8NH
£695 Per Month



17 Hadrians Court Fletton, Peterborough PE2 8NH

AVAILABLE WITH NO FORWARD CHAIN - GROUND FLOOR APARTMENT CLOSE TO PETERBOROUGH CITY CENTRE! Ideal for a Buy to Let investment, this ground floor property features a communal area, communal parking spaces, entrance hall, living room, bathroom, kitchen, and bedroom with fitted wardrobes.

- GROUND FLOOR FLAT
- COMMUNAL PARKING
- ECONOMY 7 HEATING
- CLOSE TO CITY CENTRE
- RECENTLY RE-DECORATED
- ONE BEDROOM
- LIVING ROOM
- KITCHEN
- BATHROOM

Viewings: By appointment
£695 Per Month

ENTRANCE HALL

Door to front, laminate flooring, radiator, intercom system, telephone point.

BATHROOM

4'09" x 7'11"

Three-piece suite with panel bath with electric shower above, low-level WC, wash hand basin, wall mounted fan heater, extractor fan, shaving point, fully tiled walls and vinyl flooring.

LIVING ROOM

12'01" x 11'05"

Window to rear, Laminate flooring, radiator, TV point,

KITCHEN

6'05" x 9'00"

Window to front. Fitted with a range of matching base and eye level units with work surface over, space for washing machine, fridge, freezer and cooker. Stainless steel sink with drainer and mixer taps. Vinyl flooring.

BEDROOM

7'10" x 9'01"

Window to side, radiator, fitted wardrobes with shelving and hanging rails.

OUTSIDE

Communal parking area, entrance to the property via a front door with intercom system.

SURROUNDING AREA

Fletton is a residential area to the south of Peterborough and close to the Peterborough City Centre. Locally, there are a variety of amenities including shops, Doctor's, Primary Schools, Community Centre, etc. with good bus facilities to the City Centre.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	