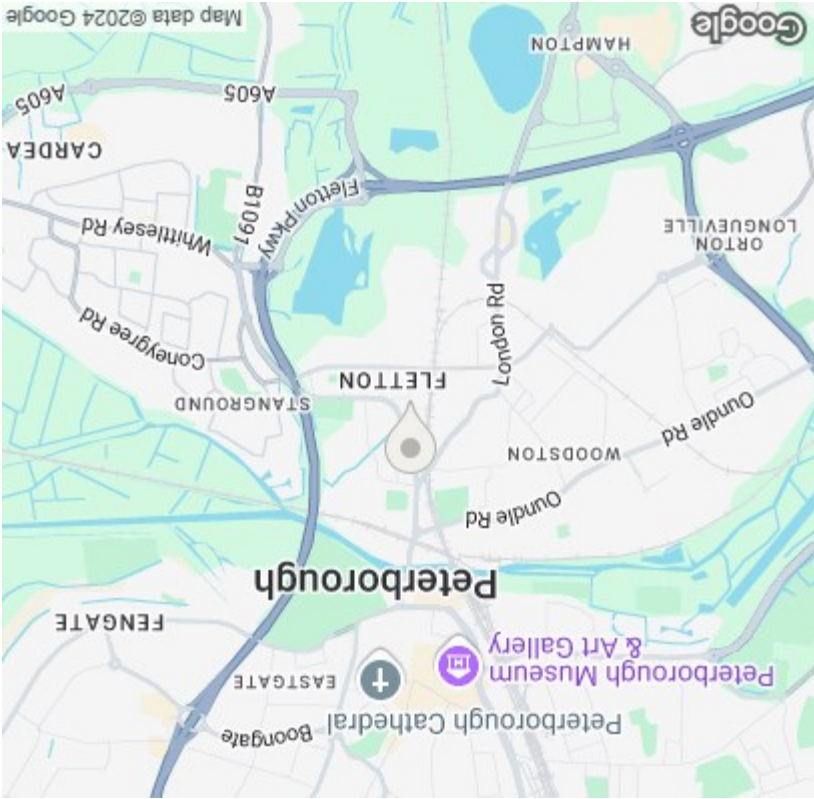


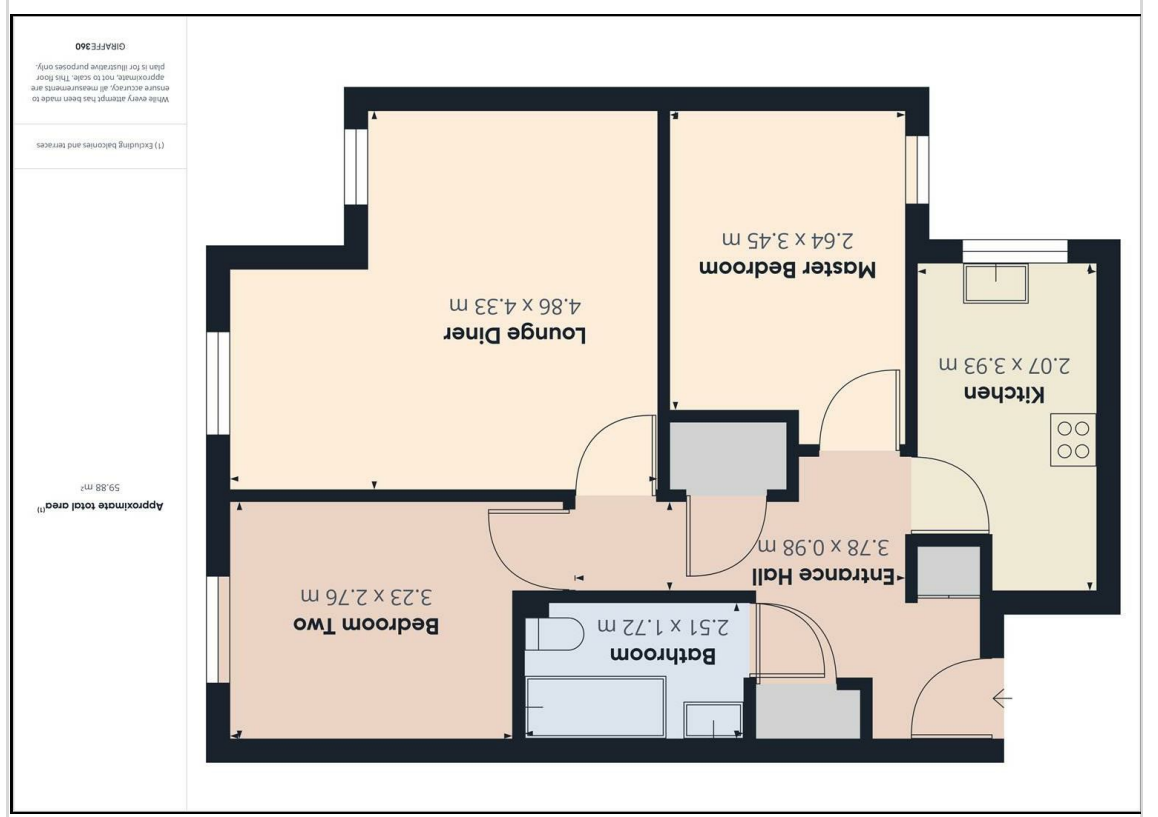
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>  
 Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
Energy Rating	Energy Efficiency Class
A	Very energy efficient - lower running costs
B	Energy efficient - lower running costs
C	Decent energy efficiency - lower running costs
D	Decent energy efficiency - higher running costs
E	Lower energy efficiency - higher running costs
F	Lower energy efficiency - higher running costs
G	Very low energy efficiency - higher running costs

Energy Efficiency Graph



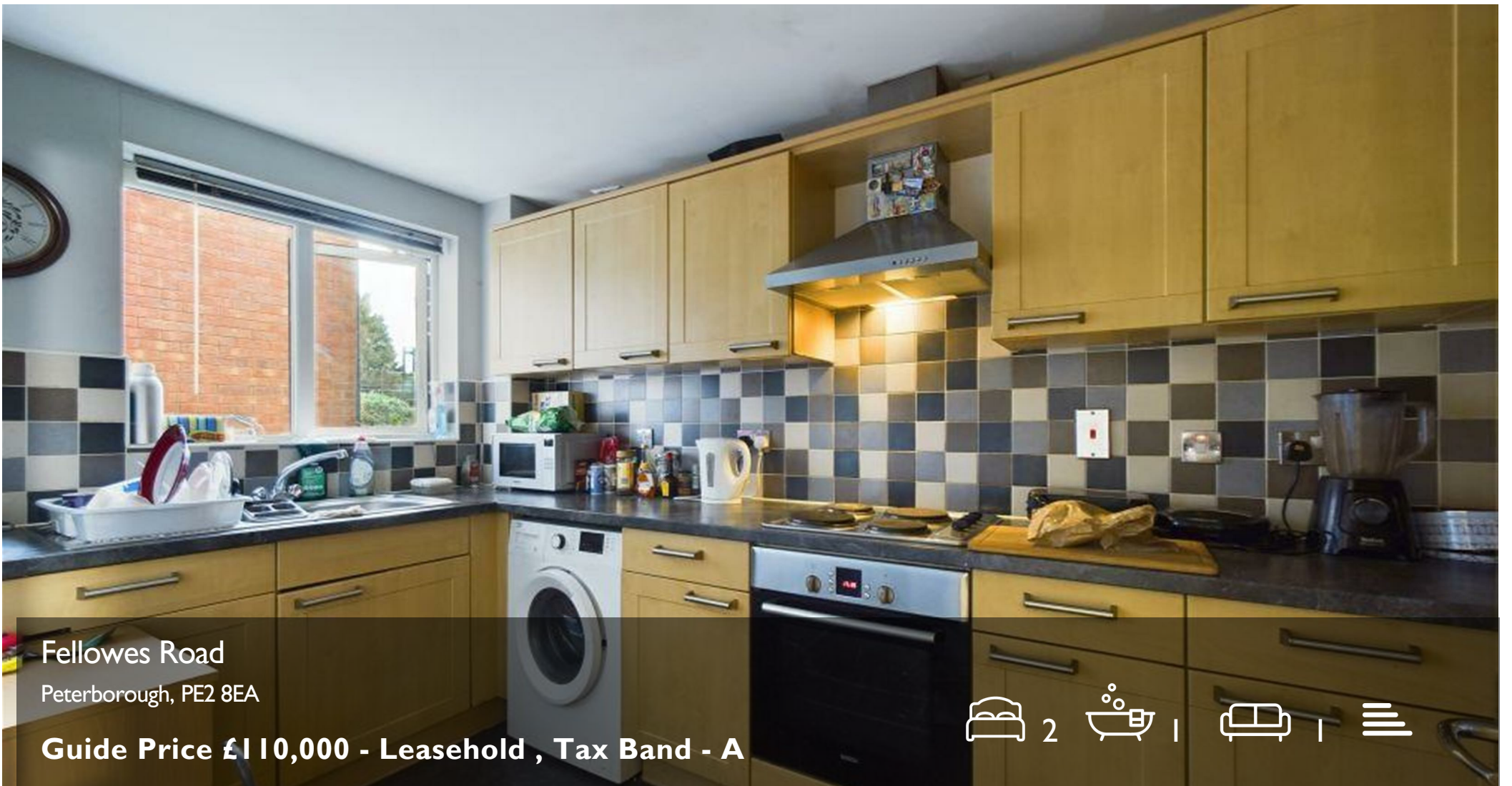
Area Map



Floor Plan

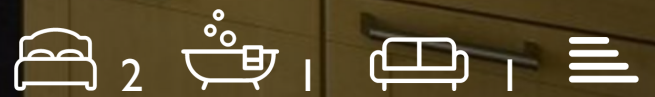
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Fellows Road  
 Peterborough, PE2 8EA

Guide Price £110,000 - Leasehold, Tax Band - A



## Fellows Road

Peterborough, PE2 8EA

**\*\*GUIDE PRICE £110,000 - £120,000.\*\***  
City and County are excited to market this spacious, two-bedroom, ground floor apartment located in a quiet Cul-de-Sac in Woodston, Peterborough. Offering NO FORWARD CHAIN, within walking distance to the train station, city centre and local transport links, this property is the ideal purchase for a first-time buyer or investor.

Briefly comprising, an entrance hall, two large storage cupboards, family bathroom fitted with a three-piece suite comprising, a WC, wash hand basin, and a bath with a shower over. A good sized lounge diner, two double bedrooms, and a kitchen that is fitted with a range of matching base and eye level units, with space for a washing machine, and fridge/freezer. Integrated oven with a four-ring electric hob, with an extractor over. To the front there is lovely communal gardens. To the rear, there is gated access to the allocated parking.

### Entrance Hall

12'4" x 3'2"

### Kitchen

6'9" x 12'10"

### Master Bedroom

8'7" x 11'3"

### Lounge Diner

15'11" x 14'2"

### Bedroom Two

10'7" x 9'0"

### Bathroom

8'2" x 5'7"



### EPC - Awaiting

#### Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 84 years

Ground rent £250.00

Service charge £1079.00

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**