



ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM

BATHROOM



**Woodcock Holmes**  
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**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.

**Farnsworth Court Fleet Way**  
 Peterborough, PE2 8QT  
 £90,000



**Farnsworth Court Fleet Way  
Peterborough  
PE2 8QT**

This top-floor apartment, ideally situated close to local amenities and with easy access to Peterborough city centre, is perfect for investment buyers or first-time purchasers. Ready to move in and available with no forward chain, this property offers both convenience comfort.

- NO FORWARD CHAIN
- TOP FLOOR APARTMENT
- IDEAL INVESTMENT BUY
- READY TO MOVE STRAIGHT IN
- ALLOCATED PARKING
- EASY ACCESS TO THE CITY CENTRE
- 164 YEAR LEASE
- CALL OUR SALES TEAM TO VIEW

Viewings: By appointment  
£90,000

**ENTRANCE HALL**

Fitted carpet, access to all rooms:

**LIVING ROOM**

10'9" x 10'3"

Double glazed window to rear, fitted carpet, electric storage heater, open to kitchen:

**KITCHEN**

5'6" x 6'10"

Fitted kitchen with a matching range of base and eye level units, oven, fitted sink drainer, space for appliances.

**BEDROOM**

8'1" x 9'9"

Double glazed window to rear, fitted carpet, electric storage heater.

**BATHROOM**

4'4" x 9'2" max

Three piece suite with low level WC, wash hand basin and bath.

**OUTSIDE**

Allocated parking.

**TENURE**

Leasehold. The property has a 164 year lease, annual fees include £100 Service Charge and a £1274 Service Charge.

**SERVICES**

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

**MARKETING INFORMATION**

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

**INVESTMENT INFORMATION**

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC