

COMMUNAL AREA

HALLWAY

LIVING ROOM

KITCHEN BREAKFAST ROOM

BEDROOM 1

BEDROOM 2

FAMILY BATHROOM

STORE/BOILER ROOM

## Woodcock Holmes

20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL

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.

woodcockholmes.co.uk

**Wh**  
WOODCOCK HOLMES



**Peterhouse Close**

Peterborough, PE3 6EN

£125,000



- 0.5 MILES FROM PETERBOROUGH TRAIN STATION
- NO FORWARD CHAIN
- TOP FLOOR APARTMENT
- STYLISH FITTED KITCHEN
- TWO BEDROOMS
- EASY ACCESS TO AMENITIES AND THE CITY CENTRE
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- GREAT BUY FOR COMMUTERS - 10 MINUTE WALK TO THE STATION
- GOOD CONDITION THROUGHOUT
- CALL OUR SALES TEAM FOR MORE INFORMATION

Viewings: By appointment  
£125,000

Door to side, laminate flooring, access to all rooms, access to store/boiler room with wall mounted boiler.

15'2" x 15'6" max  
UPVC double glazed window to front, laminate flooring,  
electric heater.

13' x 8'3"

Velux window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, fitted oven, fitted four ring hob, extractor fan, space for appliances, fitted breakfast bar.

13'8" x 11'6"  
UPVC double glazed window to front, laminate flooring,  
electric heater.

7'6" x 8'10"  
Velux window to rear, laminate flooring, electric heater.

5'2" x 8'1"  
Velux window to rear, fitted three piece suite with WC, wash  
hand basin, bath with shower fitted over.

Communal grounds, communal parking spaces, intercom entry system to the block.

Leasehold - 74 years. Service charge - £105 per month. Ground rent - £200 per annum.


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

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.

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