**Ground Floor** 



COMMUNAL HALLWAY

INTERNAL HALLWAY

LIVING/DINING ROOM

KITCHEN

BATHROOM

BEDROOM 1

BEDROOM 2

**Woodcock Holmes** 20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111 info@woodcockholmes.co.uk









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 logal title of the property. Buyers not obtain such verification from their solicitors



woodcockholmes.co.uk





# 6 Fellowes Road Fletton, Peterborough PE2 8DS

This beautifully presented ground floor apartment is offered with no forward chain, making it a perfect opportunity for first-time buyers, investors, or anyone looking for convenient, single-level living. Situated within close proximity to Peterborough city centre, transport links, and local amenities.

- GROUND FLOOR APARTMENT
- NO FORWARD CHAIN
- OPEN PLAN LIVING AND DINING ROOM
- UPVC DOUBLE GLAZED
- CLOSE TO PETERBOROUGH CITY CENTRE
- TWO BEDROOMS
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CALL OUR OFFICE TO ARRANGE A VIEWING

# **HALLWAY**

Entrance door to side, electric heater, airing cupboard, store cupboard, access to:

#### LIVING/DINING ROOM

12'4" max x 20'3" max

UPVC double glazed window to rear, fitted carpet, electric heater, archway to:

# **KITCHEN**

8'3" x 7'4"

UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind. Fitted electric oven, fitted electric hob, extractor fitted over, fitted sink drainer, space for appliances.

#### **BATHROOM**

4'10" x 8'10"

Three piece suite with WC, wash hand basin, bath with shower screen to the side, all with tiled splashback behind.

# BEDROOM 1

11'8" x 8'9"

UPVC double glazed window to front, electric heater, fitted carpet.

## **BEDROOM 2**

6'9" x 6'9"

UPVC double glazed window to front, electric heater, fitted carpet.



## **TENURE & TAX BAND**

Leasehold - 79 years remaining. Ground rent £250 p/a, Service charge £1,239.09 p/a. Peterborough city council - band A.

#### **SERVICES**

Mains water, electricity 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.

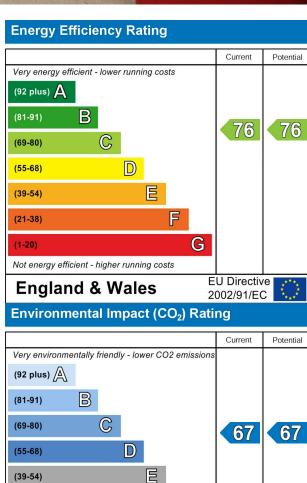
None of the appliances, services or equipment described or shown have been tested.

# **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.

#### **AGENT NOTES**

The property is available to be sold with living room furniture, fittings, fixtures and appliances.



(21-38)

Not environmentally friendly - higher CO2 emission

2002/91/EC

**England & Wales**