



COMMUNAL HALLWAY

INTERNAL HALLWAY

LIVING/DINING ROOM

KITCHEN

BATHROOM

BEDROOM 1

BEDROOM 2



Woodcock Holmes
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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.

6 Fellowes Road
Fletton, Peterborough, PE2 8DS
£110,000



**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

Viewings: By appointment
£110,000

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	76
(69-80) C		
(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	67	67
(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