97 Stagshaw Drive, Peterborough

In Excess of £70,000

NEWTON FALLOWELL

97 Stagshaw Drive

Fletton, Peterborough

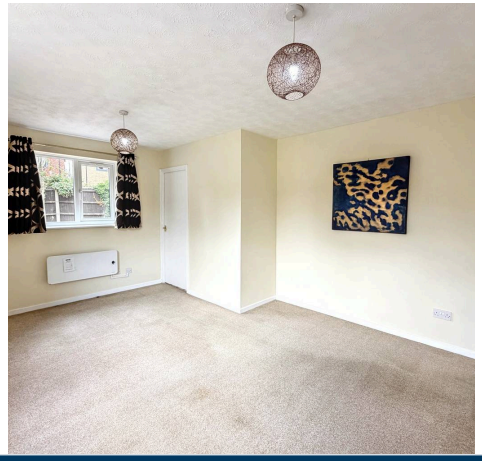
This well-presented GROUND FLOOR FLAT features ONE DOUBLE BEDROOM, a spacious lounge diner, kitchen, family bathroom, all set within a sought-after CITY CENTRE LOCATION with the added benefit of COMMUNAL PARKING and NO ONWARD CHAIN offering an excellent opportunity for first-time buyers, investors, or those seeking convenient city living. Upon entering the property, you are welcomed into the entrance hall which grants access to the spacious lounge diner which provides ample space for both relaxation and dining, with a large window allowing plenty of natural light to fill the room, the adjacent kitchen is fitted with a range of contemporary wall and base units as well as space and plumbing for free standing appliances. The spacious double bedroom is accompanied by the family bathroom which comprises of a three-piece white suite and a shower over the bath. Outside you will find the communal parking area and green space.

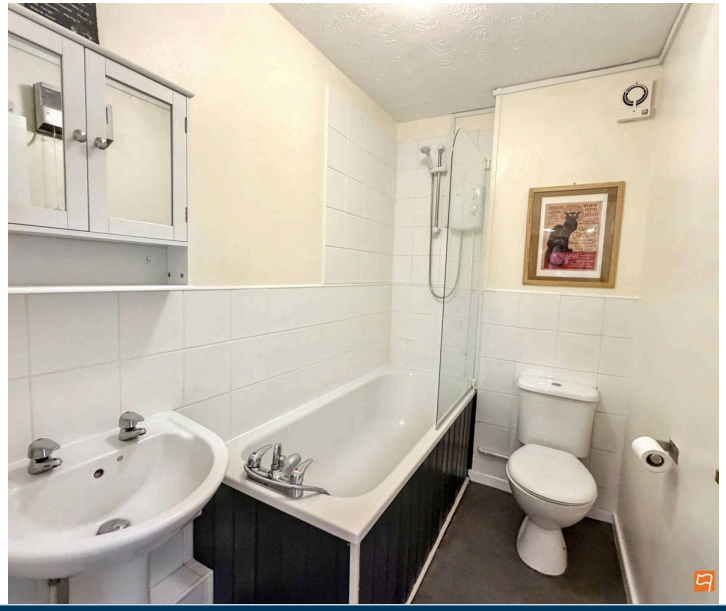
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B





Entrance Hall

Lounge
15' 11" x 11' 9" (4.84m x 3.58m)

Kitchen
9' 1" x 7' 3" (2.78m x 2.22m)

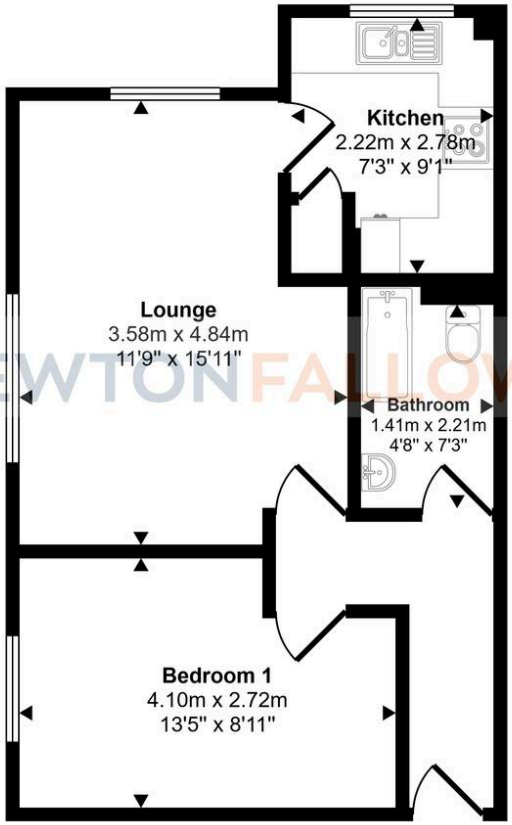
Bedroom 1
13' 5" x 8' 11" (4.10m x 2.72m)

Bathroom
7' 3" x 4' 8" (2.21m x 1.41m)

Lease Details
There are currently 89 years remaining on the lease

Service Charges and Ground Rent
There is an annual ground rent charge of £100 and an annual service charge of £1,475.00

Approx Gross Internal Area
42 sq m / 451 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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