



129 Montagu Road, Walton, Peterborough  
£950 pcm

 **NEWTON FALLOWELL**

## 129 Montagu Road

### Peterborough

Discover this truly exceptional GROUND FLOOR APARTMENT that offers a perfect blend of tranquillity and modern living, featuring TWO BEDROOMS and a GARDEN to the rear. Experience the luxury of spacious rooms, a proper entrance, and a lovely garden with decking in a great area. This flat offers more than just a home, it provides a lifestyle of comfort and convenience.

Nestled in a quiet, desirable location, this spacious gem boasts an expansive well-maintained garden backing onto beautiful trees, with decking ideal for relaxation, a lawn, patio seating, and outbuilding storage. Inside, the accommodation includes an entrance hall, a generously sized kitchen maintained to a high standard with a modern cooker, and space to set up a cosy computer room in the form of the store room. The spacious lounge diner and two bedrooms, one with lovely French doors opening to the garden, add to the charm. The family bathroom features a contemporary three-piece white suite with a shower over the bath. With great-sized rooms and a neat, inviting layout, this flat is a must-see.

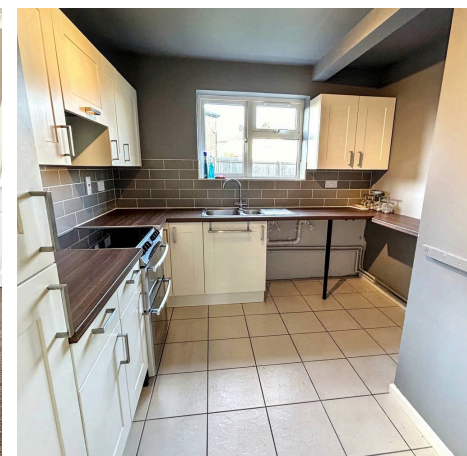
Situated within walking distance of amenities, Brotherhood shopping centre and schooling, with easy access to the city centre and train station, it offers the best of both worlds. Ideal for full-time employed professionals seeking a peaceful retreat with all the modern conveniences and pretty views. Don't miss the chance to experience this wonderful find for yourself.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Entrance Hall**

**Store Room**

**Kitchen**

10' 0" x 9' 7" (3.05m x 2.92m)

**Lounge Diner**

12' 9" x 10' 11" (3.88m x 3.33m)

**Bedroom 1**

13' 2" x 9' 9" (4.01m x 2.96m)

**Bedroom 2**

8' 11" x 6' 10" (2.72m x 2.09m)

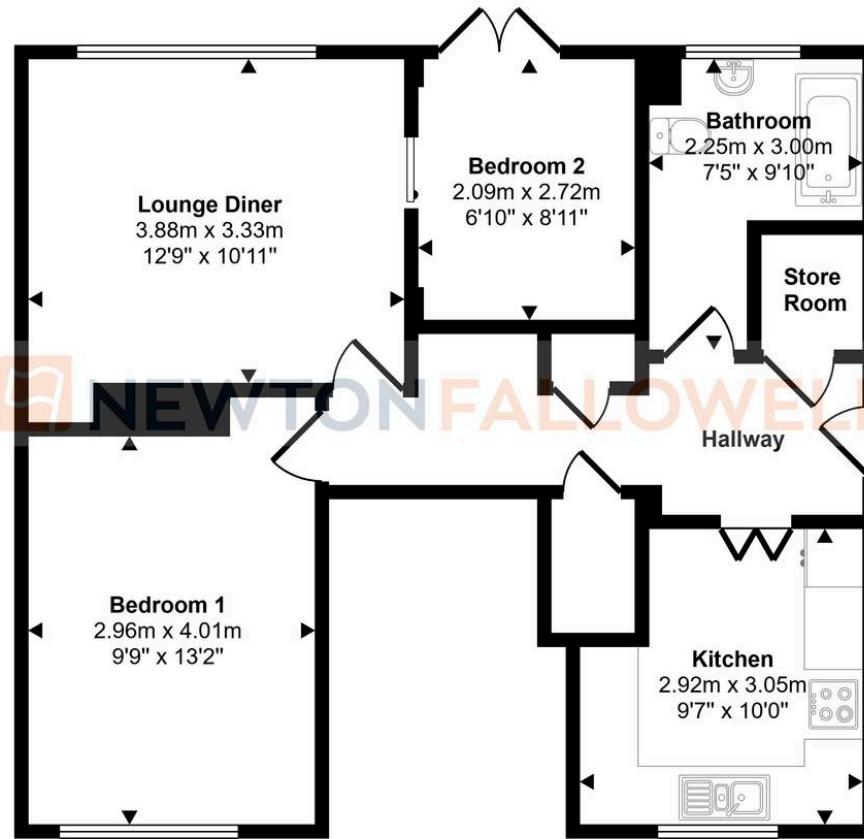
**Family Bathroom**

9' 10" x 7' 5" (3.00m x 2.25m)

**Outbuilding Store**



Approx Gross Internal Area  
59 sq m / 637 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

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough.lettings@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough