



NEWTON

Flat 14, Beech Court, Sherwood Avenue, Peterborough

Offers in Region of £125,000

 **NEWTON FALLOWELL**

## Flat 14, Beech Court

Sherwood Avenue, Peterborough

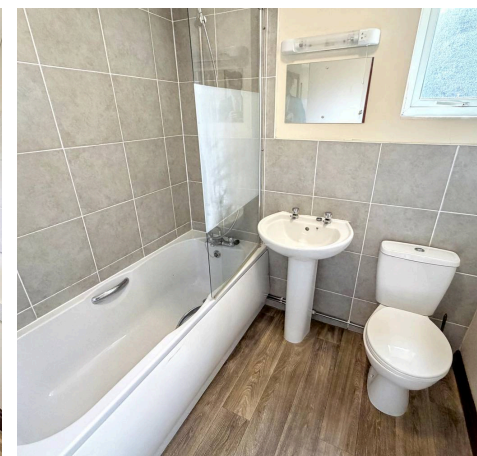
This GROUND FLOOR apartment offers TWO BEDROOMS, a shared GARDEN with patio space as well as communal parking all whilst being sold with NO ONWARD CHAIN, making it an ideal first-time buyer home or investment opportunity. The accommodation comprises of an entrance hall which grants access to the entirety of the home to include, the spacious lounge diner which benefits from the mantle fireplace and patio door leading into the garden, kitchen boasting built-in oven and hob as well as space and plumbing for a fridge freezer and washer dryer, two bedrooms which both benefit from the family bathroom comprising of a three-piece white suite with a shower over the bath. Outside the property hosts a shared garden with lawn and patio seating space as well as communal parking area outside the front of the apartment.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





### Entrance Hall

### Lounge

10' 8" x 16' 3" (3.24m x 4.95m)

### Kitchen

6' 7" x 9' 8" (2.01m x 2.95m)

### Bedroom One

10' 7" x 10' 7" (3.23m x 3.22m)

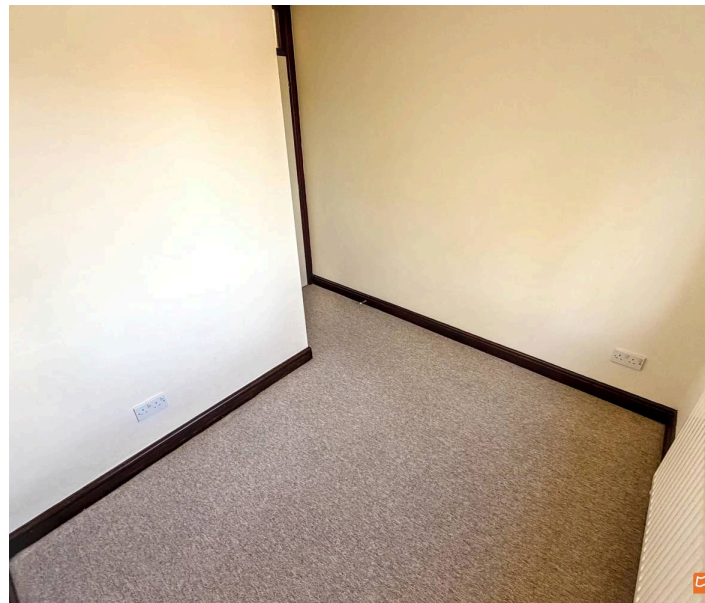
### Bedroom Two

8' 6" x 9' 9" (2.60m x 2.96m)

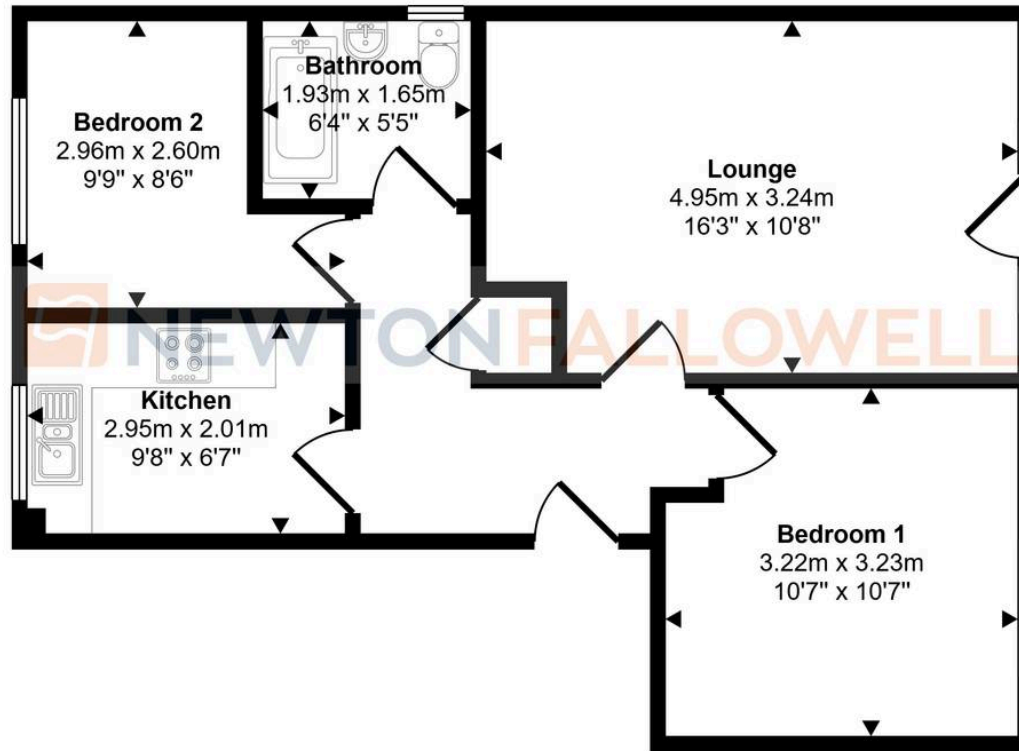
### Bathroom

5' 5" x 6' 4" (1.65m x 1.93m)

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Approx Gross Internal Area  
50 sq m / 535 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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