



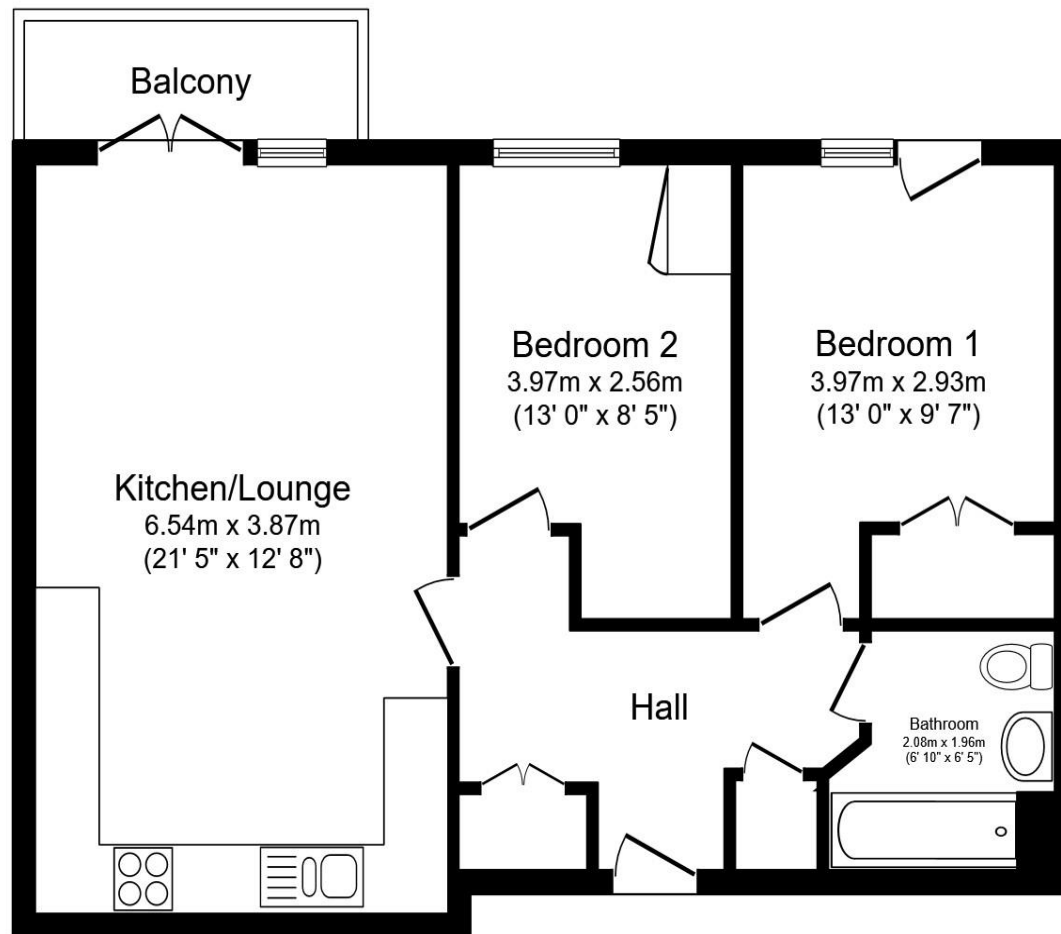
Hartley Avenue, Peterborough PE1 5FT

welcome to

Hartley Avenue, Peterborough

This sleek and modern 2-bedroom apartment on Hartley Avenue in Fengate, Peterborough, offers a fantastic living experience with lovely field side, nature filled views. The open plan living, dining, and kitchen space is perfect for relaxing and entertaining, flooded with natural light and boasting a seamless flow between areas as well as benefiting from allocated parking for the residences' convenience. Located in Fengate, a vibrant and developing area of Peterborough, you'll enjoy easy access to local amenities, shops, and services. The area is popular with professionals and families alike, thanks to its convenient location and modern facilities. With its proximity to the city centre and transport links, Fengate offers a great balance of convenience and lifestyle.





Kitchen Living Dining Room

21' 7" 4 x 13' 4" 9 (6.58m 4 x 4.06m 9)

Bedroom

13' 1" 7 x 8' 7" 9 (3.99m 7 x 2.62m 9)

Bedroom

13' 7" x 9' 6" 9 (4.14m x 2.90m 9)

Bathroom

Total floor area 60.4 m² (650 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Hartley Avenue, Peterborough

- TWO BEDROOMS
- ALLOCATED PARKING
- OPEN PLAN LIVING
- BEAUTIFUL VIEWS
- APARTMENT

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1300.00

Ground Rent: 217.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£135,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122911



Property Ref:
PCG122911 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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