



Flat 38, New Priestgate House, 57 Priestgate
£125,000

 **NEWTON FALLOWELL**

Flat 38 New Priestgate House

57 Priestgate, Peterborough

This modern apartment was bought from new in 2017 and is situated within the CITY CENTRE within easy access to the train station and Queensgate shopping centre, being sold with NO ONWARD CHAIN and making an ideal first-time home or investment opportunity. The apartment is accessible via either stairs or lift from the communal area, with a secure door providing access to the communal area. The accommodation of the apartment comprises of an entrance hall, open plan living dining kitchen, TWO BEDROOMS which both benefit from the use of a built-in wardrobe, family bathroom and an en-suite shower room to the main bedroom. Outside there is also an allocated parking space.

Council Tax band: C

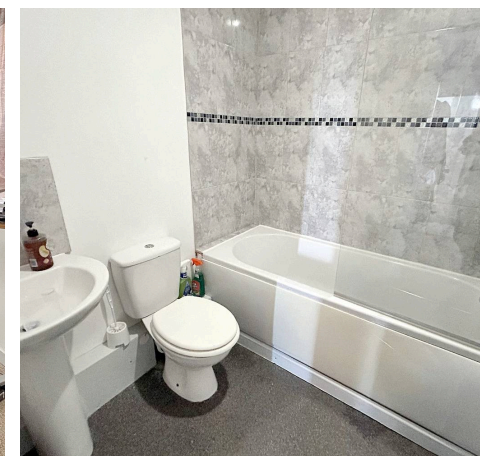
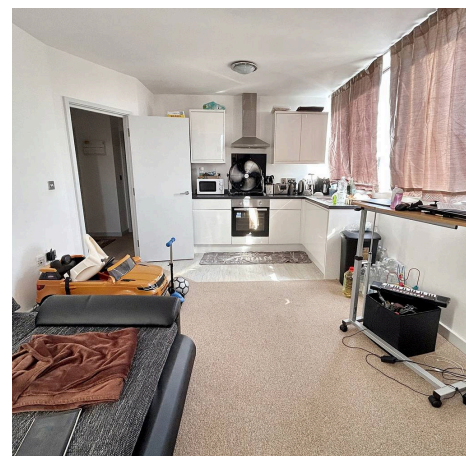
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



NEWTON
FALLOW





Entrance Hall

Living Dining Kitchen

18' 1" x 11' 6" (5.50m x 3.50m)

Bedroom One

10' 10" x 7' 3" (3.30m x 2.20m)

En-Suite

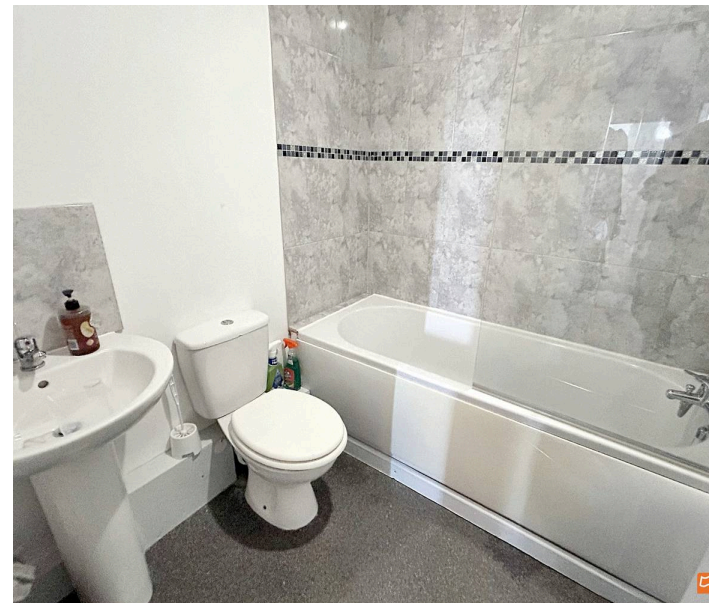
7' 3" x 7' 3" (2.20m x 2.20m)

Bedroom Two

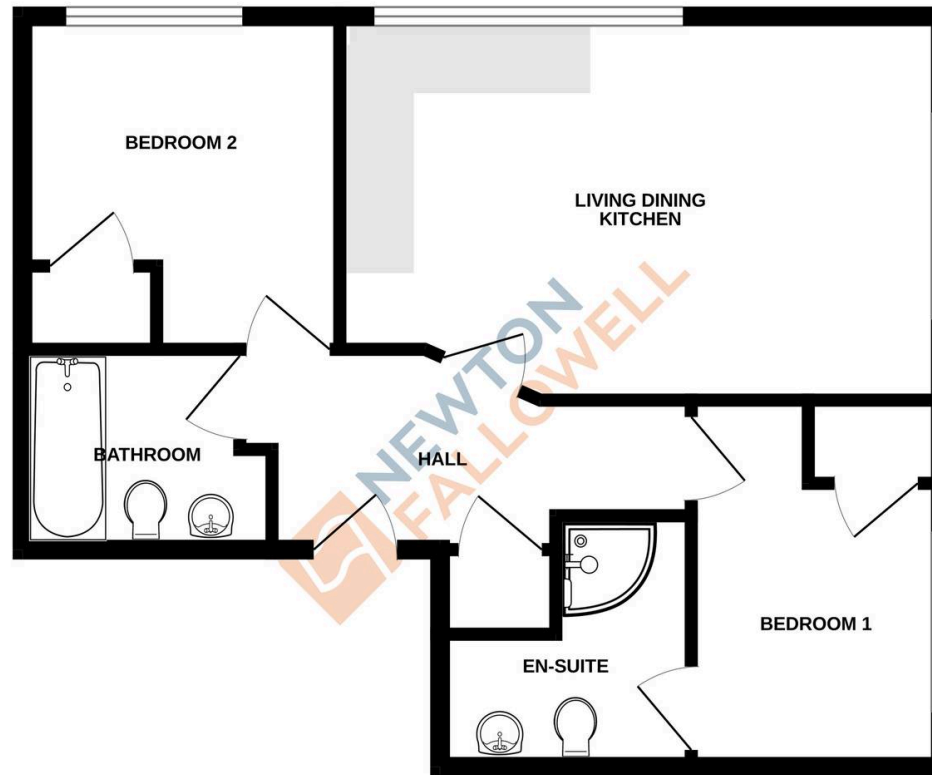
9' 6" x 9' 6" (2.90m x 2.90m)

Family Bathroom

7' 7" x 5' 11" (2.30m x 1.80m)



THIRD FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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