



Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

rightmove
find your happy

**The Property
Ombudsman**

Zoopla

**THE
GUILD
PROPERTY
PROFESSIONALS**

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

1c Ayres Drive
Peterborough, PE2 8JS
£695 PCM



1c Ayres Drive
Peterborough
PE2 8JS

Modern refurbished 1 bedroom first floor apartment set above commercial premises in the heart of Stanground. The property consist of Entrance Hall, Cloakroom fitted with matching 2 piece suite, Double bedroom laid to carpet, En Suite fitted with a matching 3 piece suite consisting of Shower Cubical, Basin and WC and Open

- CLOSE TO LOCAL AMENITIES
- SHORT DISTANCE FROM CITY CENTRE
- SPACOUS AND LIGHT OPEN PLAN KITCHEN LOUNGE
- GOOD CONDITION THROUGHOUT
- MODERN AND UP TO DATE ELECTRIC HEATING
- UPVC DOUBLE GLAZING

Viewings: By appointment
£695 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	47
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 