

All together better residential property rental



52a Fletton Avenue, Peterborough, Cambridgeshire, PE2 8AU

Welcome to this exquisite flat located at 52a Fletton Avenue in the vibrant city of Peterborough. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The flat boasts a comfortable open plan reception room, perfect for relaxing or entertaining guests.

The bathroom is conveniently situated, ensuring ease of access for all residents. One of the standout features of this property is the excellent outside space, which has been meticulously maintained, providing a lovely area to enjoy the fresh air or perhaps indulge in some fresh air.

Parking is a breeze with a designated space for one vehicle included, a valuable asset in this bustling area. The flat is part of a small block of four, fostering a sense of community while still offering privacy.

Transport links are readily available, making commuting and exploring the wider region straightforward. This unfurnished flat presents a blank canvas for you to personalise and make your own, allowing you to create a home that reflects your unique style.

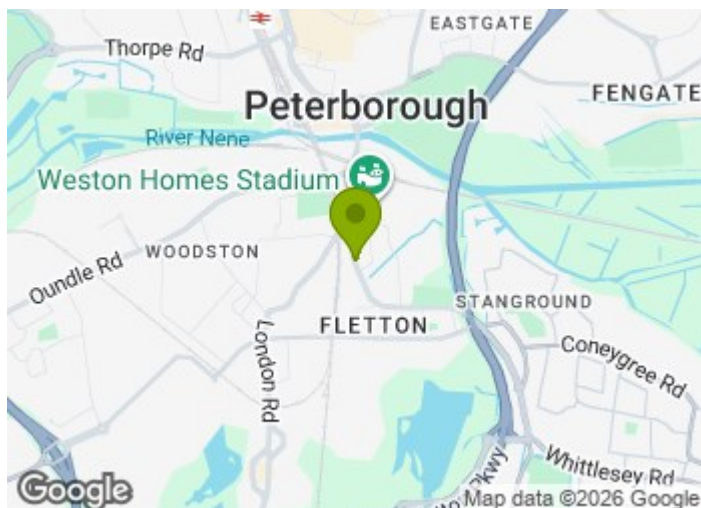
In summary, this flat on Fletton Avenue is a wonderful opportunity for those seeking a comfortable and well-located residence in Peterborough. With its appealing features and convenient amenities, it is certainly worth considering for your next home.

£875 Per annum

52a Fletton Avenue , Peterborough, PE2 8AU



- Prime Location
- Two Bedrooms
- Council Tax Band: A
- Close to City Centre
- Viewing Advised
- Unfurnished
- EPC: D



[Directions](#)



Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(11-18) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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