



65 Axiom Avenue, Peterborough  
£120,000

 **NEWTON FALLOWELL**

## 65 Axiom Avenue

Peterborough

This second floor apartment benefits from REFURBISHMENT to include a RE-FITTED BOILER (approximately 3 years ago) and NEW WINDOWS (approximately 4 years ago), being sold with NO ONWARD CHAIN and making an ideal first-time home or investment opportunity. The accommodation is accessed via a communal staircase, with the apartment offering an entrance hall, spacious lounge diner, kitchen, TWO BEDROOMS and a three-piece family bathroom. Outside there is communal parking to the front aspect.

Council Tax band: A

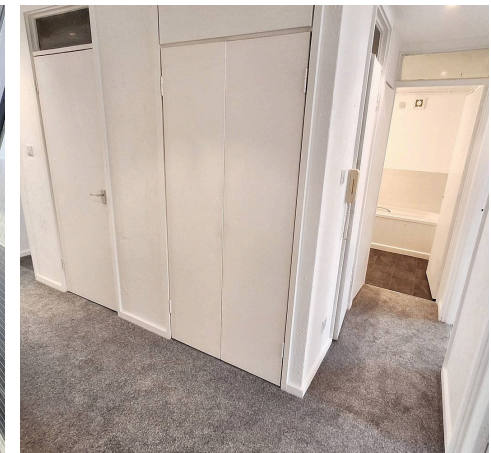
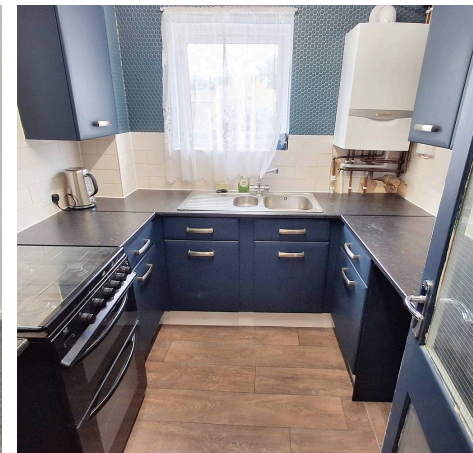
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



NEWTON  
FOLLOW





#### Entrance Hall

Lounge Diner 16' 1" x 10' 4" (4.90m x 3.14m)

Kitchen 7' 9" x 7' 7" (2.36m x 2.30m)

Bedroom One 12' 3" x 10' 11" (3.74m x 3.32m)

Bedroom Two 10' 10" x 5' 7" (3.30m x 1.70m)

Family Bathroom 6' 7" x 6' 2" (2.00m x 1.87m)

#### Lease

The lease commenced on 20th August 1990 for the term of 125 years, with approximately 90 years remaining on the lease at present. We have been advised of weekly combined service charge and ground rent payments equating to £28.72, which equates to an annual amount of approximately £1,493.44.

#### Council Tax Information

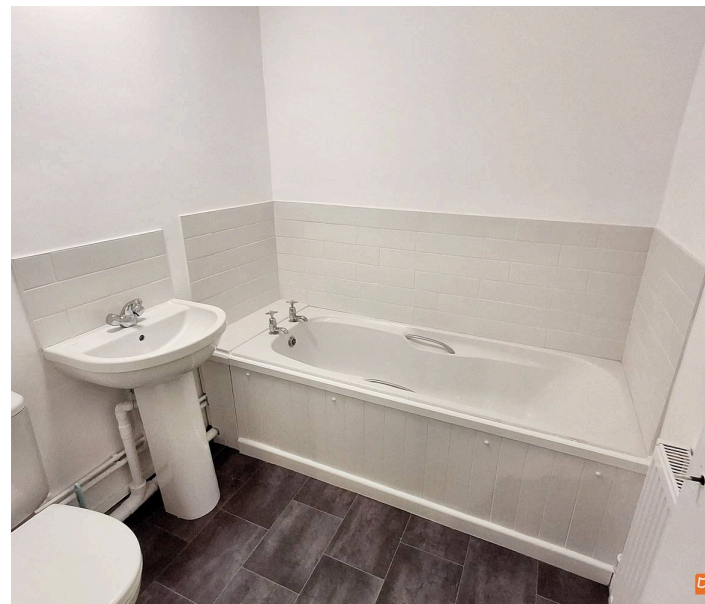
Local Authority: Peterborough City Council Council Tax Band: A

#### Disclaimer

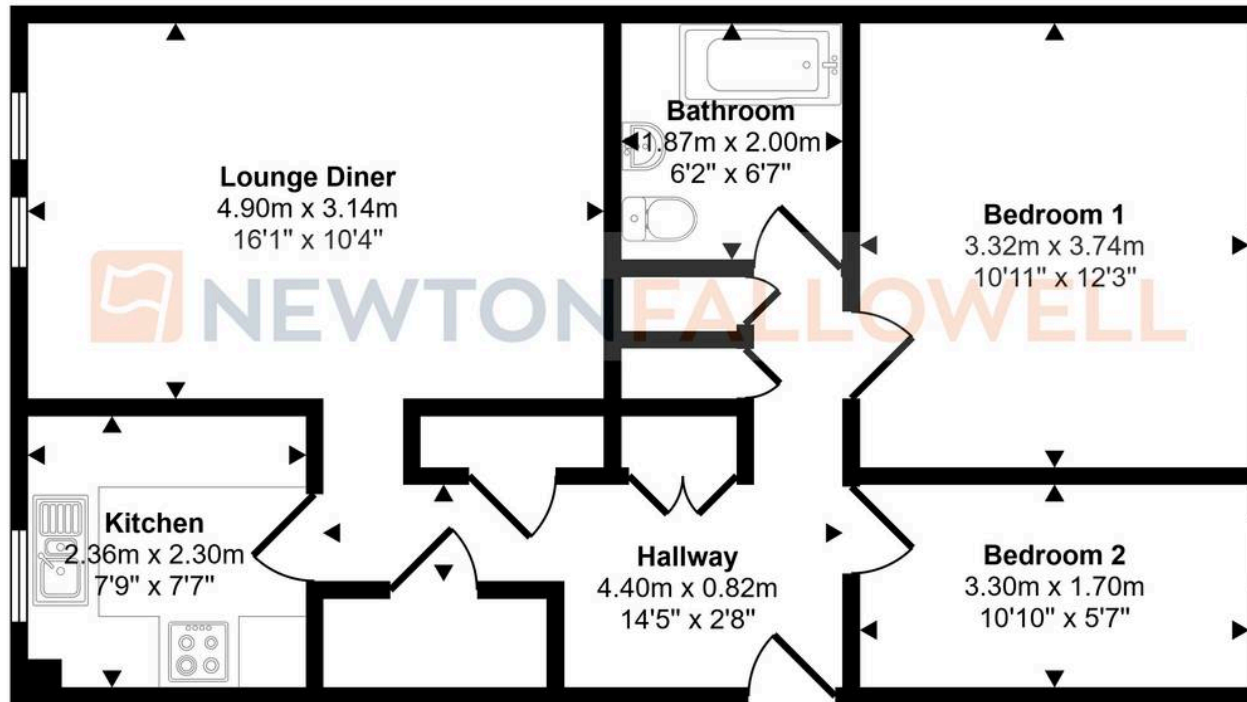
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

#### Note to Buyers

Intending purchasers will be asked to complete our anti-money laundering and compliance checks, as well as provide evidence of funds in order to proceed with a successful offer. We would ask for your co-operation in order that there will be no delays with the agreed purchase. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance – we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.



Approx Gross Internal Area  
58 sq m / 623 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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