



COMMUNAL ENTRANCE

ENTRANCE HALL

OPEN PLAN LIVING AREA AND KITCHEN

BEDROOM 1

BEDROOM 2

FAMILY BATHROOM



**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 legal title of the property. Buyers not obtain such verification from their solicitors.

**Hartley Avenue**  
Peterborough, PE1 5FT  
£142,995



**Hartley Avenue  
Peterborough  
PE1 5FT**

A bright and modern second floor apartment with easy access to Peterborough city centre and train station. Boasts two double bedrooms, spacious open-plan lounge/kitchen, private balcony, and a contemporary family bathroom.

- MODERN SECOND FLOOR APARTMENT
- OPEN PLAN LIVING AND KITCHEN SPACE
- BALCONY AREA OFF THE LIVING ROOM
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- MODERN THREE-PIECE FAMILY BATHROOM
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- EPC RATING B | COUNCIL TAX BAND B

Viewings: By appointment  
£142,995

**COMMUNAL AREA**

Secure door to front with intercom entry, carpeted front lobby with stairs leading upstairs and access to a lift.

**HALLWAY**

Fire door to front, fitted carpet, radiator, double storage cupboard.

**OPEN PLAN KITCHEN AND LIVING ROOM**

24'8" x 11'2"  
UPVC double glazed window to side x2, uPVC double glazed French doors to the balcony, x2 uPVC double glazed window to rear. Open plan living with vinyl flooring, radiator, open to kitchen space. The kitchen is fitted with a matching range of base and eye level units with fitted worktops, integrated fridge freezer, dish washer and washing machine, fitted 1 1/2 bowl sink drainer, fitted oven, fitted four ring gas hob, splashback guard leading up to a fitted extractor fan. Wall mounted gas central heating boiler.

**BALCONY**

Secured by rails and glass barrier, views to the side and rear, space for garden furniture.

**BEDROOM 1**

12'7" x 11'1"  
UPVC double glazed Juliet balcony and uPVC double glazed window to front, fitted carpet, radiator, fitted double wardrobe.

**BEDROOM 2**

8'7" x 9'4"  
UPVC double glazed window to front, fitted carpet, radiator.

**BATHROOM**

5'6" x 6'6"  
Three piece suite, WC and wash hand basin with splashback tiles behind, bath with fully tiled splashback tiled surround, fitted shower, shower screen, mirror, towel rail radiator.

**OUTSIDE**

Allocated parking space.

**TENURE**

Leasehold - 115 years.

**SERVICES**

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

**MARKETING INFORMATION**

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

**INVESTMENT INFORMATION**

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC