



14 Beech Court, Sherwood Avenue, Fletton, Peterborough,
PE2 9EW

 **NEWTON FALLOWELL**



Key Features

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- Lounge Diner & Kitchen
- Family Bathroom
- Garden
- Communal Parking Area
- NO ONWARD CHAIN
- EPC Rating C
- Leasehold

Offers In Excess Of £130,000





This GROUND FLOOR apartment offers TWO BEDROOMS, a shared GARDEN with patio space as well as communal parking all whilst being sold with NO ONWARD CHAIN, making it an ideal first-time buyer home or investment opportunity. The accommodation comprises of an entrance hall which grants access to the entirety of the home to include, the spacious lounge diner which benefits from the mantle fireplace and patio door leading into the garden, kitchen boasting built-in oven and hob as well as space and plumbing for a fridge freezer and washer dryer, two bedrooms which both benefit from the family bathroom comprising of a three-piece white suite with a shower over the bath.



Outside the property hosts a shared garden with lawn and patio seating space as well as communal parking area outside the front of the apartment.



Entrance Hall

Lounge 3.24m x 4.95m (10'7" x 16'2")

Kitchen 2.01m x 2.95m (6'7" x 9'8")

Bedroom One 3.23m x 3.22m (10'7" x 10'7")

Bedroom Two 2.6m x 2.96m (8'6" x 9'8")

Bathroom 1.65m x 1.93m (5'5" x 6'4")

Lease Information

The lease will be for 990 years at a peppercorn rent in accordance with government current and proposed legislation, with a service charge of £525.00 payable every half year.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

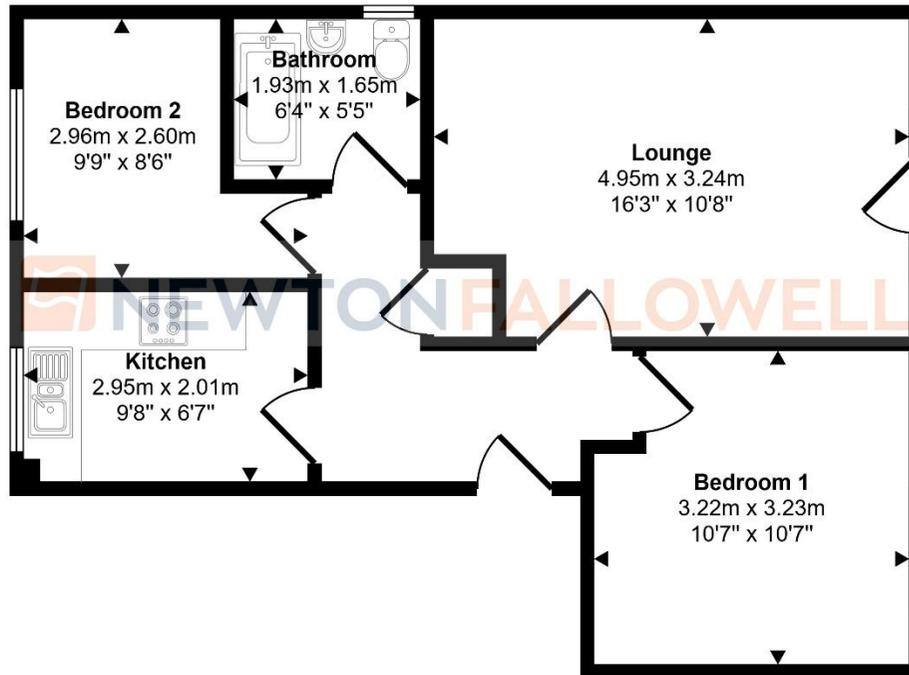
ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage, and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

Approx Gross Internal Area
50 sq m / 535 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.



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