



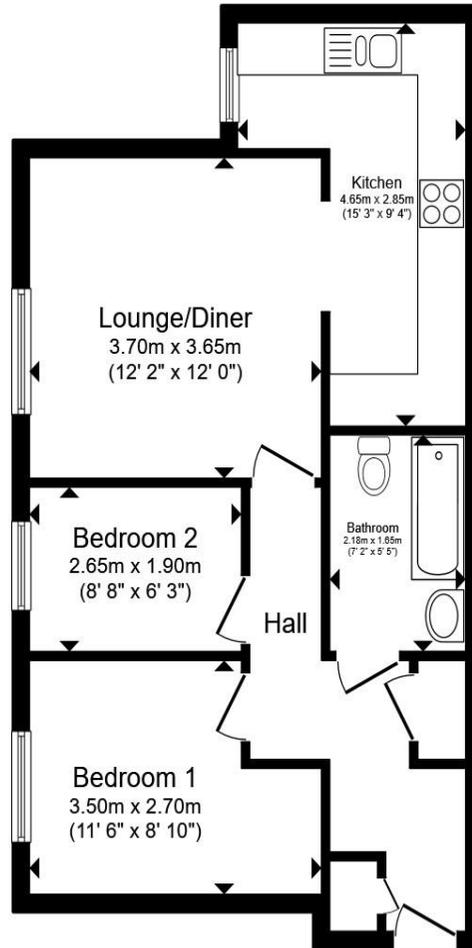
Fellowes Road, Peterborough PE2 8DS

welcome to

Fellowes Road, Peterborough

William H Brown is pleased to offer this lovely apartment which benefits from allocated parking and a superb location within walking distance of Peterborough City Centre, while also offering easy access to Peterborough Train Station. The accommodation includes an entrance hall, a family bathroom, two bedrooms, along with a spacious lounge/diner that provides an ideal area for both relaxation and entertaining. The well-equipped kitchen features matching base and eye-level units and includes integrated appliances such as fridge/freezer and an oven with a four-ring electric hob, as well as space for a washing machine and dishwasher.





- Entrance Hall**
- Bedroom One**
- Bedroom Two**
- Family Bathroom**
- Lounge/Diner**
- Kitchen**

Total floor area 51.5 m² (554 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Fellows Road, Peterborough

- SOLD WITH NO CHAIN
- FIRST FLOOR APARTMENT
- SECURE ALLOCATED PARKING SPACE
- TWO BEDROOMS
- LOUNGE/DINER
- GOOD SIZE KITCHEN
- CLOSE LINK TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1350.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104817



Property Ref:
FLE104817 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 896598



fletton@williamhbrown.co.uk



122 High Street, Fletton, PETERBOROUGH,
Cambridgeshire, PE2 8DP



williamhbrown.co.uk