



129 Montagu Road, Walton, Peterborough, PE4 6EP

 **NEWTON FALLOWELL**



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## Key Features

- AVAILABLE IMMEDIATELY!
- Ground Floor Apartment
- TWO BEDROOMS
- Spacious Lounge Diner & Modern Kitchen
- Contemporary Family Bathroom
- Garden to Rear with Outbuilding Storage
- Walking Distance to Schooling & Amenities
- EPC Rating C

£980 PCM







Discover this truly exceptional GROUND FLOOR APARTMENT that offers a perfect blend of tranquillity and modern living, featuring TWO BEDROOMS and a GARDEN to the rear. Experience the luxury of spacious rooms, a proper entrance, and a lovely garden with decking in a great area. This flat offers more than just a home, it provides a lifestyle of comfort and convenience.

Nestled in a quiet, desirable location, this spacious gem boasts an expansive well-maintained garden backing onto beautiful trees, with decking ideal for relaxation, a lawn, patio seating, and outbuilding storage. Inside, the accommodation includes an entrance hall, a generously sized kitchen maintained to a high standard with a modern cooker, and space to set up a cosy computer room in the form of the store room. The spacious lounge diner and two bedrooms, one with lovely French doors opening to the garden, add to the charm. The family bathroom features a contemporary three-piece white suite with a shower over the bath. With great-sized rooms and a neat, inviting layout, this flat is a must-see.

Situated within walking distance of amenities, Brotherhood shopping centre and schooling, with easy access to the city centre and train station, it offers the best of both worlds. Ideal for full-time employed professionals seeking a peaceful retreat with all the modern conveniences and pretty views. Don't miss the chance to experience this wonderful find for yourself.

Entrance Hall

Store Room

Kitchen 3.05m x 2.92m (10'0" x 9'7")

Lounge Diner 3.33m x 3.88m (10'11" x 12'8")

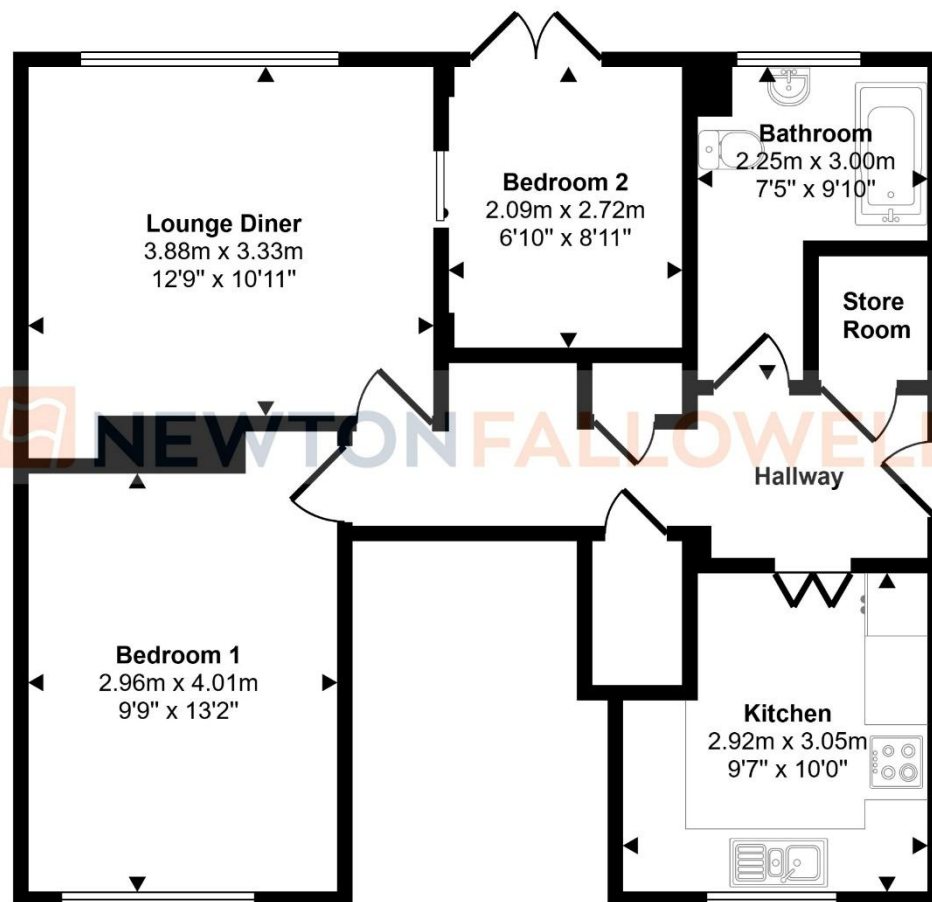
Bedroom One 4.01m x 2.96m (13'2" x 9'8")

Bedroom Two 2.72m x 2.09m (8'11" x 6'11")

Family Bathroom 3m x 2.25m (9'10" x 7'5")

Outbuilding Store

Approx Gross Internal Area  
59 sq m / 637 sq ft



Floorplan

**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: A

**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.



**SCAN ME**

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.