



1039 Lincoln Road, Walton, Peterborough
£850 pcm

 **NEWTON FALLOWELL**

1039 Lincoln Road

Walton, Peterborough

This MODERN FIRST FLOOR APARTMENT is AVAILABLE IMMEDIATELY and is situated within close proximity to amenities such as Brotherhood Retail Park, as well as easy access to Peterborough city centre and train station. The immaculate accommodation comprises of an OPEN PLAN KITCHEN LOUNGE DINER hosting a modern fitted kitchen, as well as ample space for living and dining, TWO DOUBLE BEDROOMS and a contemporary shower room boasting a three-piece white suite. Outside there is allocated parking located to the rear, where stairs rise providing access to the first floor apartment.

Council Tax band: A

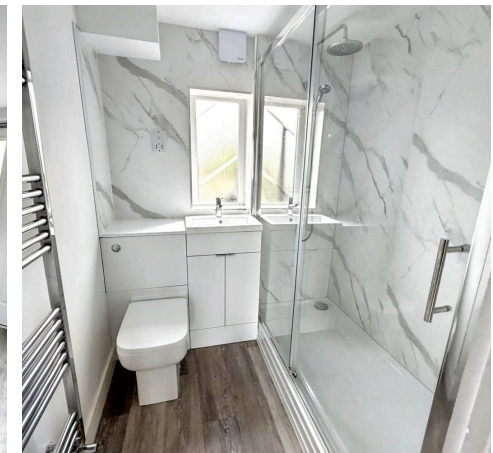
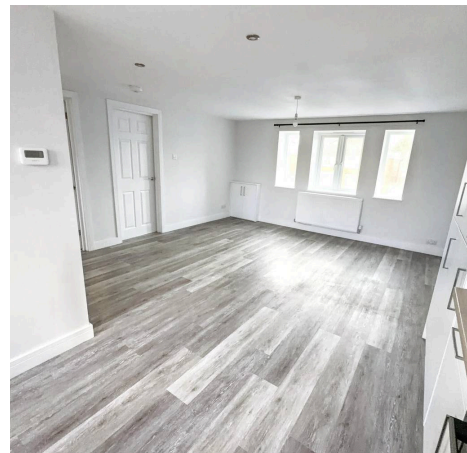
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



NEWTON
FALLOW





Kitchen Lounge Diner
20' 0" x 14' 6" (6.10m x 4.43m)

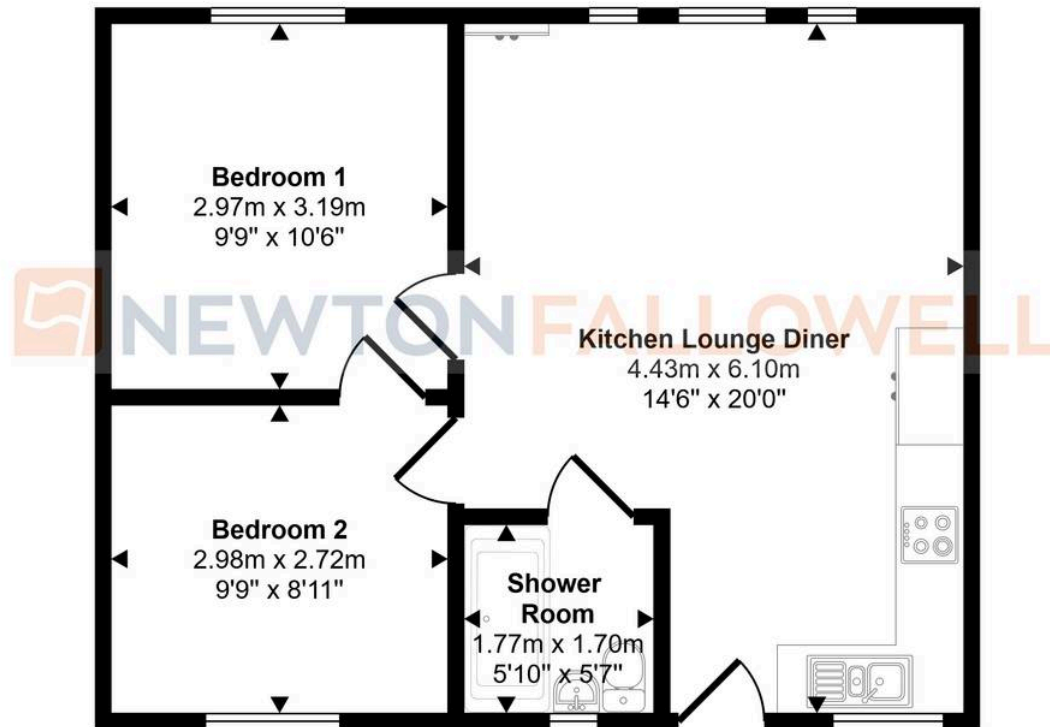
Bedroom 1
10' 6" x 9' 9" (3.19m x 2.97m)

Bedroom 2
9' 9" x 8' 11" (2.98m x 2.72m)

Shower Room
5' 10" x 5' 7" (1.77m x 1.70m)



Approx Gross Internal Area
46 sq m / 498 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

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough.lettings@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough