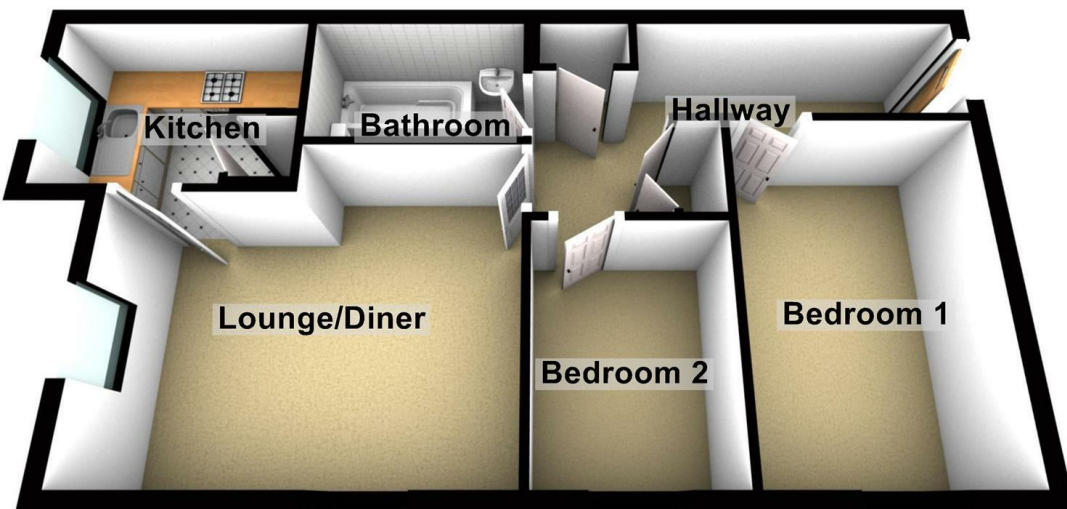


Floor Plan



ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

BATHROOM



Woodcock Holmes
First Floor Offices, 4 Office Village
Hampton, Peterborough PE7 8GX
01733 303111
info@woodcockholmes.co.uk



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.

26 Hadrians Court
Fletton, Peterborough, PE2 8NJ
£95,000



**26 Hadrians Court
Fletton, Peterborough
PE2 8NJ**

AVAILABLE TO INVESTORS ONLY - SITTING TENANT! CLOSE TO PETERBOROUGH CITY CENTRE! This top-floor apartment benefits from an entrance hall, living room, two bedrooms, kitchen, bathroom, and a communal parking area.

- NO CHAIN
- TWO BEDROOMS
- CLOSE TO CITY CENTRE
- BUY TO LET INVESTORS ONLY
- SITTING TENANT
- TOP FLOOR APARTMENT

Viewings: By appointment
£95,000

ENTRANCE HALL

Laminate flooring, electric radiator, built-in single and double storage cupboard, access to:

LIVING ROOM

10" x 14'5"
Laminate flooring, electric radiator, TV point, and windows to rear and side.

KITCHEN

6'8" x 9'2"
Fitted with a range of matching base and eye level units with work surface over, space for washing machine, dryer, fridge freezer and space for cooker with integrated extractor above. Stainless steel sink with drainer, tiled surround, laminate flooring, sockets, window, wall mounted electric fan heater and pantry cupboard.

BEDROOM 1

12'9" x 8'1"

BEDROOM 2

8'1" x 6'10"

BATHROOM

Fitted three piece suite comprising panel bath with shower attachment, low level WC, wash hand basin, extractor fan, wall mounted electric fan, tiled walls and vinyl flooring.

OUTSIDE

Communal parking space and bin area.

SURROUNDING AREA

Fletton is a residential area to the south of Peterborough and close to the Peterborough City Centre. Locally, there are a variety of amenities including shops, Doctor's, Primary Schools, Community Centre, etc. with good bus facilities to the City Centre.

TENURE

Lease length: 93 years remaining. Ground Rent: £100.00 per annum. Service Charge: £1,730.00 per annum

SERVICES

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

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

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) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	63
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		