



Fletton Avenue, Peterborough PE2 8AX



**william
h brown**

welcome to

Fletton Avenue, Peterborough

- SOLD WITH NO CHAIN
- GROUND FLOOR APARTMENT
- ENCLOSED REAR GARDEN
- TWO BEDROOMS
- GOOD SIZE LOUNGE

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 650.00
Ground Rent: 50.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000

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Property Ref:
FLE104637 - 0008

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.

*****SOLD WITH NO CHAIN*****

William H Brown is pleased to offer this spacious two-bedroom ground floor character apartment. This home offers two double bedrooms, spacious living area, kitchen and enclosed rear garden. This could make a great purchase for investors or first time buyers. Fletton is situated near the heart of the City, within only a walking distance of Peterborough City Centre and Train Station. There is an array of shops and amenities in the area and easy access to the rest of the City via public or private transport. Early viewing is advised!

Entrance Hall

Lounge

16' 5" x 14' (5.00m x 4.27m)

Bedroom One

15' 5" x 13' 6" (4.70m x 4.11m)

En-Suite

Bathroom

Bedroom Two

8' 5" x 7' 1" (2.57m x 2.16m)

Kitchen

11' 5" x 8' 5" (3.48m x 2.57m)



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