



Gabriel Court Fletton Avenue, Peterborough PE2 8NN

welcome to

**Gabriel Court Fletton Avenue,
Peterborough**

- SOLD WITH NO CHAIN
- INVESTORS ONLY
- TWO BEDROOM FLAT
- WALKING DISTANCE TO PETERBOROUGH CITY CENTRE AND TRAIN STATION
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1750.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£100,000

view this property online williamhbrown.co.uk/Property/FLE105077



Property Ref:
FLE105077 - 0002

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.

Entrance Hall

Lounge
10' 2" x 10' 4" (3.10m x 3.15m)

Kitchen
10' 2" x 6' 1" (3.10m x 1.85m)

Bedroom One
10' x 9' 5" (3.05m x 2.87m)

Bedroom Two
10' x 6' 3" (3.05m x 1.91m)

Family Bathroom

*****INVESTMENT OPPORTUNITY***SOLD
WITH TENANT IN SITU*****

William H Brown is pleased to offer this well-presented two-bedroom flat, ideally located within a short walk of Peterborough city centre and the train station.

The property briefly comprises an entrance hall, a spacious lounge/diner, a fitted kitchen, two bedrooms, and a family bathroom.

With the current tenants happy to remain, this is a fantastic opportunity to acquire a buy-to-let investment that is already generating a strong rental income.

Don't miss out — call William H Brown today to arrange a viewing!




william h brown



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