



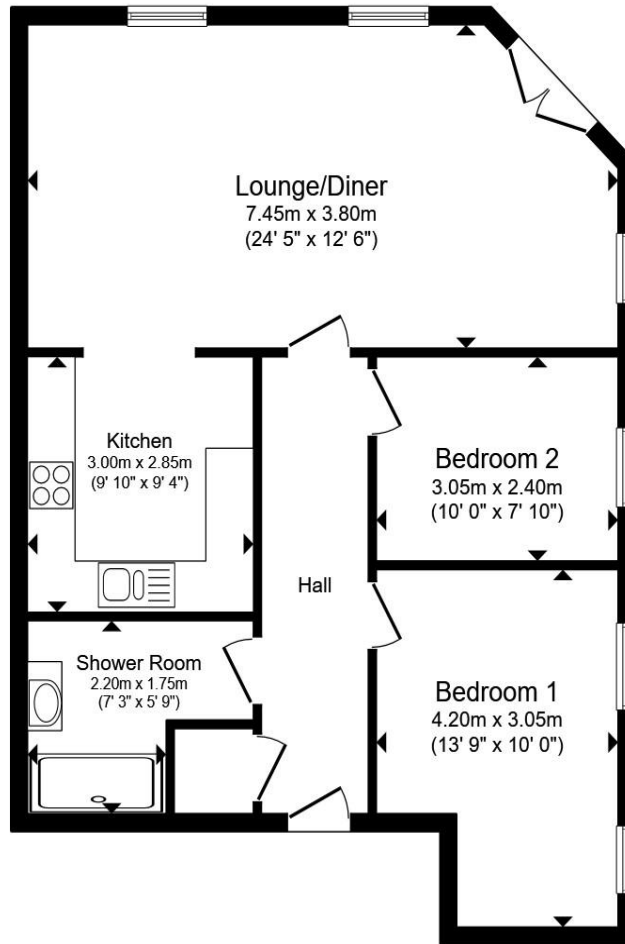
Fletton Avenue, Peterborough PE2 8AU

welcome to

Fletton Avenue, Peterborough

*****SOLD WITH NO CHAIN***** William H Brown is please to offer this well-presented modern apartment located on the second floor, ideally positioned within easy walking distance of the city centre. The accommodation comprises a welcoming entrance hall leading to two generous double bedrooms, along with a newly refurbished, oversized shower room featuring a stylish triple-length shower cubicle. The contemporary kitchen is fitted with attractive shaker-style units, while the spacious lounge/dining area benefits from French doors opening onto a private balcony, creating a light and airy living space. Further benefits include electric storage heating, uPVC double glazing throughout, and an allocated parking space. Offered to the market with no onward chain, this property is ideal for both first-time buyers and investors alike. Communal Entrance: The building is accessed via a bright and well-maintained communal entrance, featuring wide staircases up to the second floor. Attractive Georgian-style glazing allows natural light to flood the space, creating a welcoming first impression. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Hall

Lounge/Diner

Kitchen

Shower Room

Bedroom One

Bedroom Two

Total floor area 70.3 m² (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Fletton Avenue, Peterborough

- SOLD WITH NO CHAIN
- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- MODERN AND READY TO MOVE INTO
- WALKING DISTANCE TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE105151



Property Ref:

FLE105151 - 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.



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