

109 Fellows Road, Peterborough, Cambridgeshire, PE2 8DS



Capitol Lettors

Capitol Lettors Sales & Letting Agents

PO Box 1476, Peterborough, Cambs, PE2 2WX

Tel: 01733 553366

Email: Enquiries@capitollettors.com • www.capitollettors.com

VAT No. 922 2845 32 • Company Registration No. 6218276



109 Fellows Road, Peterborough, Cambridgeshire, PE2 8DS

NO FORWARD CHAIN £106,500 Leasehold

NO FORWARD CHAIN. Set on a residential development that is within walking distance to the town centre this two bedroom ground floor leasehold apartment offering, communal entrance hall, entrance hall with security entry phone, lounge/diner, kitchen with integrated appliances, bathroom with shower over bath, two bedrooms, airing cupboard & storage cupboard. Externally the property has one allocated parking space, post box & communal bin store.

Lease - 85 years left (approx), Ground Rent - £250 per annum, Service Charge - £985.41 per annum. This will need to be confirmed by your solicitor.

Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



www.capitollettors.com

Zoopa.co.uk
Smarter property search

109 Fellows Road, Peterborough, Cambridgeshire, PE2 8DS

Entrance Hall

Hardwood door, security entry phone, electric heater, airing cupboard, storage cupboard housing fuse box, fitted carpet with inset door mat.

Lounge/Diner - 3.57m x 3.60m (11' 9" x 11' 10") (Approx)

UPVC window to front aspect, electric heater, TV & Phone points, fitted carpet.

Kitchen - 3m x 1.73m (9' 10" x 5' 8") (Approx)

UPVC window to side aspect, eye & base level units with complimentary worktop, part tiled walls, electric fan heater, integrated dishwasher, integrated fridge/freezer, free standing washing machine, oven & induction hob with extractor above, stainless steel sink with mixer tap, fitted vinyl flooring.

Bedroom 1 - 2.65m x 3.10m (8' 8" x 10' 2") (Approx)

UPVC window to front aspect, electric heater, TV point, fitted carpet.

Bedroom 2 - 1.97m x 2.59m (6' 6" x 8' 6") (Approx)

UPVC window to front aspect, electric heater, phone point, fitted carpet.

Bathroom - 1.73m x 2.41m (5' 8" x 7' 11") (Approx)

Part tiled walls, electric fan heater, extractor fan, shaver socket, three piece bathroom suite comprising of low level WC, wash hand basin & bath with shower over, fitted vinyl flooring.

Outside - Front

Allocated parking space, allocated post box, communal gardens, communal bin store.

Lease Information

Lease - 85 years left (approx), Ground Rent - £250 per annum, Service Charge - £985.41 per annum. This will need to be confirmed by your solicitor.

109 Fellows Road, Peterborough, Cambridgeshire, PE2 8DS

Ground Floor



This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 to 100)	
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	
E (39 to 54)	
F (21 to 38)	
G (1 to 20)	
Not energy efficient - higher running costs	
80	81

EU Directive 2002/91/EC
England, Wales & N.Ireland

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92 to 100)	
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	
E (39 to 54)	
F (21 to 38)	
G (1 to 20)	
Not environmentally friendly - higher CO ₂ emissions	
80	81

EU Directive 2002/91/EC
England, Wales & N.Ireland

