



**FITZJOHN**  
SALES & LETTINGS

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## 16 Queens Walk Fletton Peterborough PE2 9AW

Asking price £119,995



A modern purpose built first floor apartment located in Fletton, within easy access to the City Centre, train station and having been redecorated throughout and new flooring. Excellent value two-bedroom flat - ideal first-time buy or investment - competitively priced with a motivated seller.. Accommodation offers two bedrooms, en suite, bathroom, lounge diner, kitchen and parking space. The property benefits from having gas central heating and double glazing. \*\*\* MUST BE SEEN \*\*\*



Entrance Hall Fitted carpet, intercom, entry phone, loft hatch, door to:

Lounge/Diner 4.26m (14') max x 3.96m (13') Two windows to front, two radiators, fitted carpet, telephone point, TV point.

Kitchen 3.10m (10'2") x 2.51m (8'3") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in four ring hob with extractor hood over, window to rear, radiator, vinyl flooring.

Bathroom Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to rear, radiator.

Bedroom 2 2.87m (9'5") x 2.57m (8'5") Radiator, fitted carpet, Juliet balcony.

Bedroom 1 3.39m (11'1") x 2.97m (9'9") Radiator, fitted carpet, TV point, Juliet balcony, double door to triple wardrobe.

En Suite

### OUTSIDE

Allocated parking for one vehicle and communal visitors parking area.

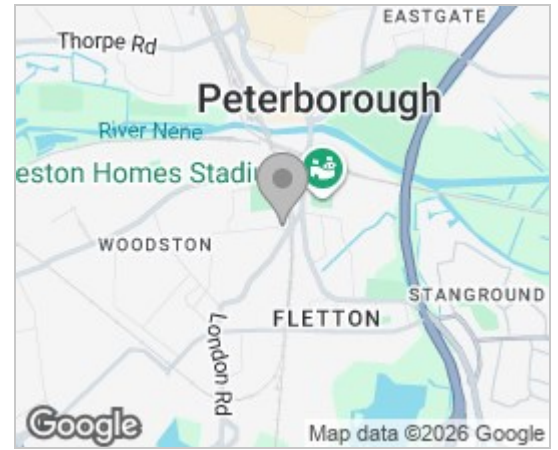
### Service Charges:

105 years remaining on the lease.

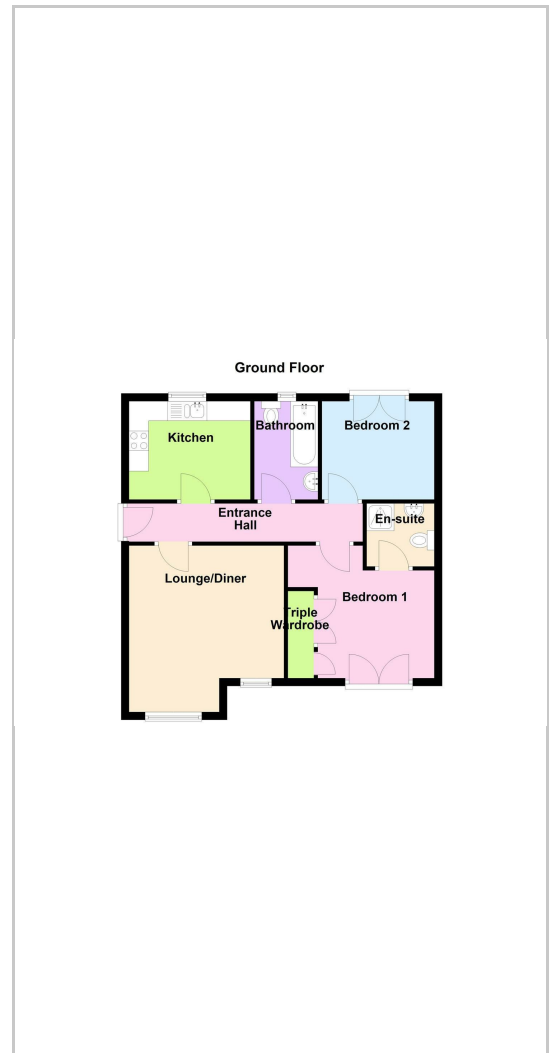
Service charge includes building insurance and maintenance of communal areas, offering low-maintenance living.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

### Area Map



### Floor Plans



### Energy Efficiency Graph

