



**FITZJOHN**  
SALES & LETTINGS

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## 13 Appleyard Stanground Peterborough PE2 8JH

Guide price £129,000



Having been much improved by the present owner is this modern first floor apartment located in Stanground, within easy reach of shops and road links. Accommodation comprises two bedrooms, refitted bathroom, an impressive open plan kitchen/dining/living, refitted kitchen, gas central heating and UPVC double glazing. Outside are communal gardens and communal parking area. \*\*\* IDEAL INVESTMENT PURCHASE/ FIRST TIME BUY \*\*\*



Entrance Hall

Bedroom 1 4.00m (13'1") x 3.83m (12'7")

Bedroom 2 4.67m (15'4") max x 2.62m (8'7")

Lounge/Diner 6.12m (20'1") x 3.40m (11'2")

Kitchen 4.22m (13'10") x 2.73m (8'11")

Bathroom 2.93m (9'8") x 1.82m (6')

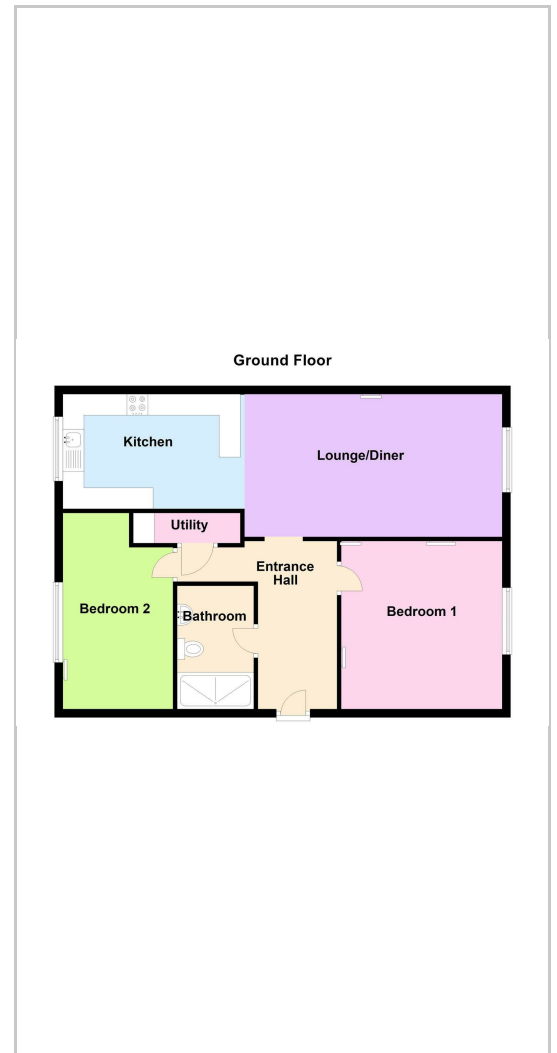
Utility 2.54m (8'4") x 0.72m (2'4")

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 55520. 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

