

For Sale

2 Bedrooms Apartment

Fletton Avenue, Fletton, PE2 8AU

Second floor modern built apartment situated within walking distance from the City. The apartment consists of an entrance hall, two double bedrooms, new re-fitted triple size shower cubicle, modern fitted kitchen with shaker style units, good size lounge diner with French doors to balcony. Electric storage heating and Upvc double glazing. Allocated parking space. No chain. PLEASE VISIT OUR WEBSITE FOR THE AVAILABLE VIRTUAL TOUR DVD:

<http://www.homesabout.co.uk/property/fletton-avenue-fletton-pe2/hoab-004125>



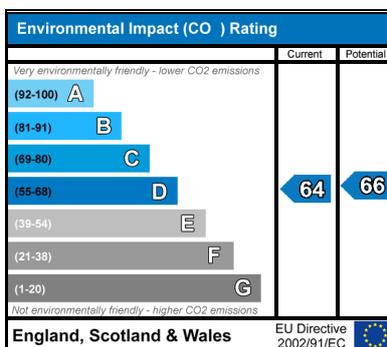
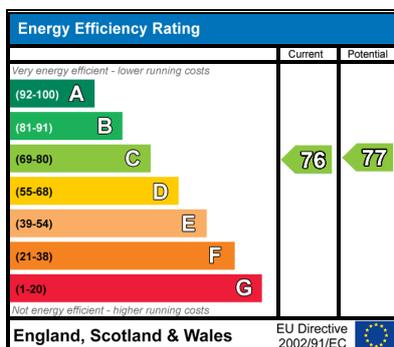
Double Glazed * Fitted Kitchen * French Windows * Entryphone *
Shower * Electric Heating * Night Storage Heating * Allocated
Parking

Asking price of £119,950 leasehold

Homesabout Estate Agents & Lettings Ltd
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Communal entrance to block	Inviting entrance to the block with wide stairs leading to the second floor and Georgian style glass allowing the day light into the building.
Apartment entrance hall	
Shower room	Re-fitted three-piece suite comprising of Triple size shower cubicle with glass. Vanity unit and boxed chain WC. Wall mounted heated towel rail. Electric shaver point. Extractor fan.
Bedroom one	13'9" x 10'0" (4.19m x 3.05m) Coved to smooth ceiling. Wall mounted Dimplex electric heater. Television point. Upvc double glazed window to side.
Bedroom two	10'7" x 9'0" (3.23m x 2.74m) Coved to smooth ceiling. Wall mounted Dimplex electric heater. Television point. Upvc double glazed window to side.
Lounge diner	24'4" x 12'3" (7.42m x 3.73m) Coved to smooth ceiling. Two Upvc double glazed windows to front and window to side aspect. French Double doors to Balcony. Floor mounted electric storage heater. Television point.
Balcony	
Kitchen	9'4" x 8'4" (2.84m x 2.54m) Fitted modern units in the shaker style, wall and base units with complementary work surface over. Electric single oven, four ring electric hob with extractor fan over. Stainless steel drainer with mixer tap over. Tiled splashbacks. Plumbing and space for washing machine. Space for standalone fridge freezer.
Outside	
Communal garden	
Allocated parking & visitors parking space	
Leasehold details	Nine hundred and ninety-nine-year lease starting from the 1st January 2003. Ground rent and management fees combined of £144.23 pcm.



VIEWING BY APPOINTMENT WITH AGENTS HOMESABOUT ESTATE AGENTS & LETTINGS LTD
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