

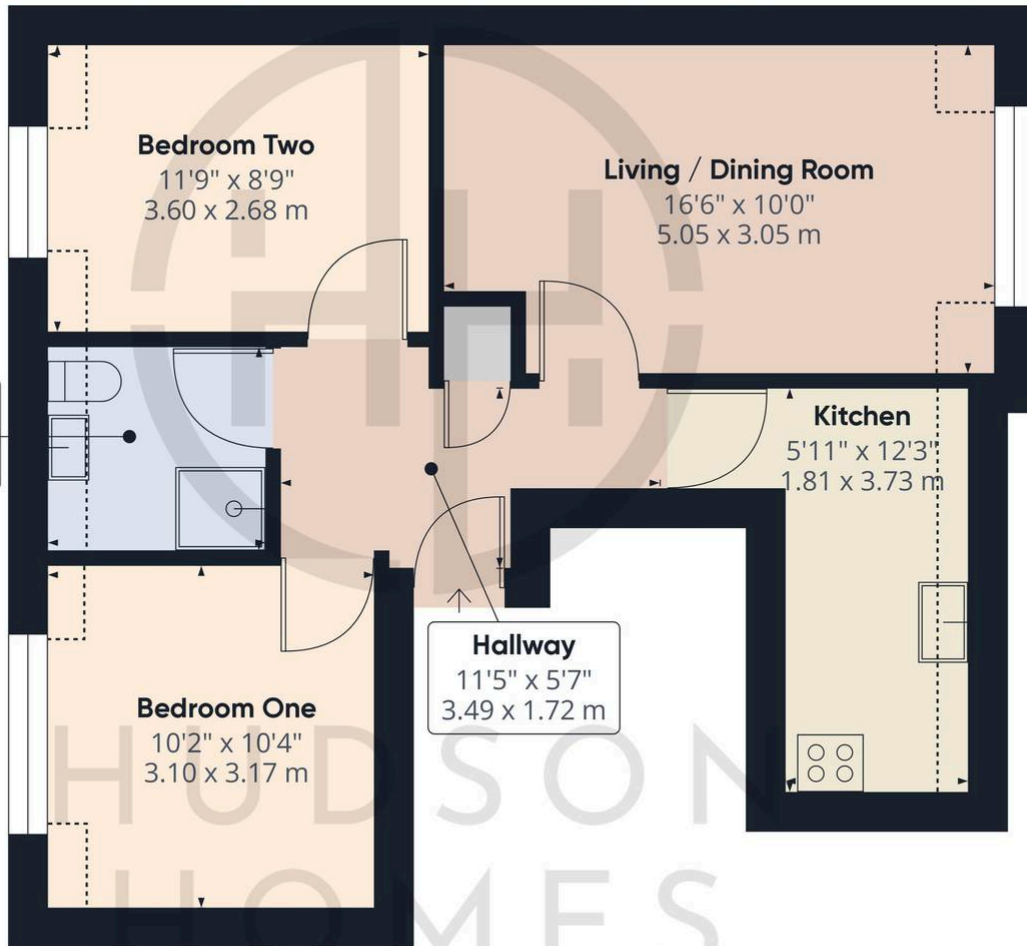


## Flat 4, Beech Court Sherwood Avenue, Peterborough

£140,000 Leasehold

2nd FLOOR FLAT WITH TWO DOUBLE BEDROOMS • 16'6 LOUNGE/DINING ROOM • SHOWER ROOM • GAS CENTRAL HEATING • 150 YEAR LEASE FROM AUGUST 2018 • GROUND RENT/SERVICE CHARGED PAID EVERY SIX MONTHS £587.50 • 1.6 MILES TO THE TRAIN STATION & CITY CENTRE • IDEAL FIRST TIME BUY • APPROX RENTAL VALUE £850-875 PCM • VIEWING RECOMMENDED





**Approximate total area<sup>(1)</sup>**

565.64 ft<sup>2</sup>  
52.55 m<sup>2</sup>

**Reduced headroom**

33.28 ft<sup>2</sup>  
3.09 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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