



## 2 Albany Walk, Peterborough

£180,000 Freehold

NO FORWARD CHAIN • GOOD SIZE ENCLOSED REAR GARDEN • ELECTRIC HEATING & uPVC DOUBLE GLAZING  
• 2 MILES TO PETERBOROUGH TRAIN STATION & CITY CENTRE • DRIVEWAY PARKING FOR 2 VEHICLES • SHORT  
WALK TO SHOPS, SCHOOLS & LOCAL AMENITIES • COUNCIL TAX BAND B £1620 ANNUALLY • APPROXIMATE  
RENTAL VALUE £950PCM • IDEAL 1ST TIME BUY • VIEWING RECOMMENDED



HUDSON  
HOMES



**Porch**  
4'0" x 3'3"  
1.23 x 1.01 m



**Lounge/Diner**  
14'0" x 12'0"  
4.28 x 3.67 m

**Kitchen**  
7'2" x 11'11"  
2.21 x 3.65 m

Floor 0

Approximate total area<sup>①</sup>

560.91 ft<sup>2</sup>  
52.11 m<sup>2</sup>

**Landing**  
5'10" x 3'0"  
1.80 x 0.93 m



**Bedroom One**  
8'7" x 12'0"  
2.63 x 3.67 m

**Bedroom Two**  
6'11" x 12'0"  
2.12 x 3.68 m

**Bathroom**  
4'9" x 8'8"  
1.45 x 2.65 m

Floor 1

(1) Excluding balconies and terraces

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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