



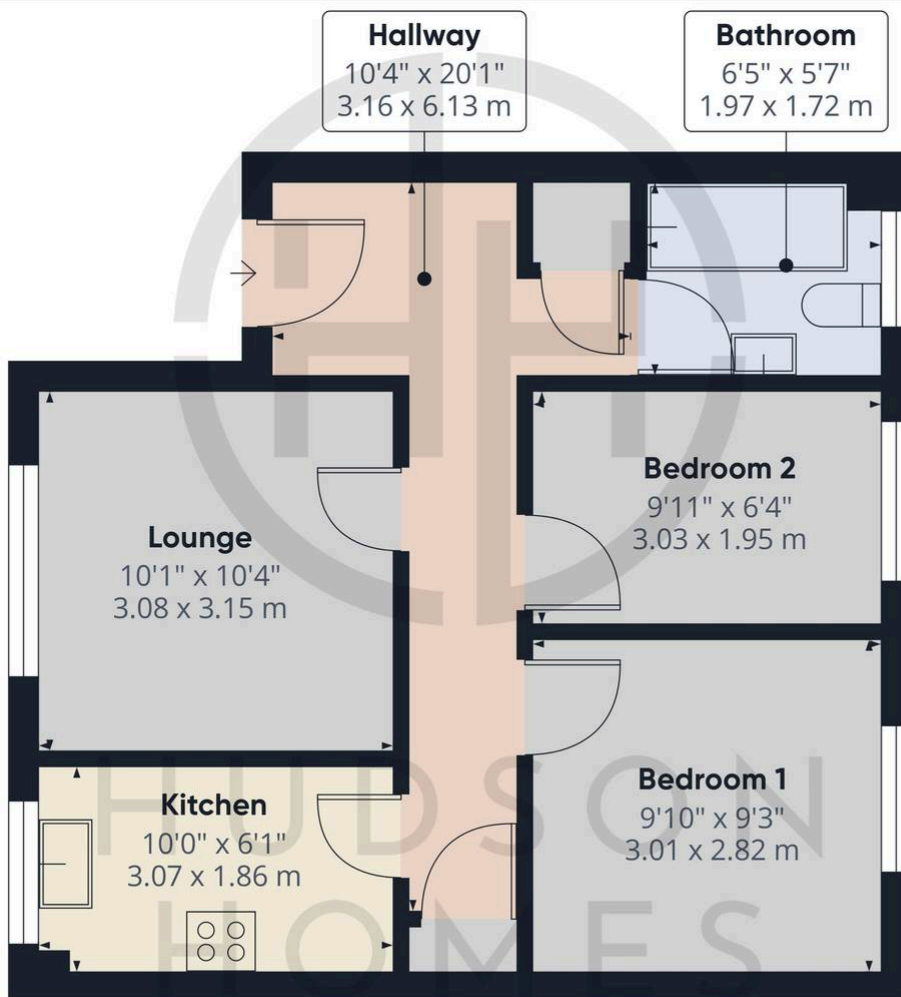
## Flat 11, Gabriel Court Fletton Avenue, Peterborough

£105,000 | £800 pcm Leasehold

NO FORWARD CHAIN for SMOOTH TRANSACTION • 1st FLOOR FLAT TWO BEDROOM FLAT • INTERNAL FLOOR AREA 48 SQUARE METRES • PRIVATE CAR PARKING to the REAR • ENERGY RATING C • COUNCIL TAX BAND A £1457 PER YEAR • 1.5 MILES to CITY CENTRE & TRAIN STATION • SERVICE CHARGE £1500 PER YEAR • GROUND RENT £150 PER YEAR • 969 YEARS REMAINING ON THE LEASE



HUDSON  
HOMES



**Approximate total area<sup>(1)</sup>**  
462 ft<sup>2</sup>  
43 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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