



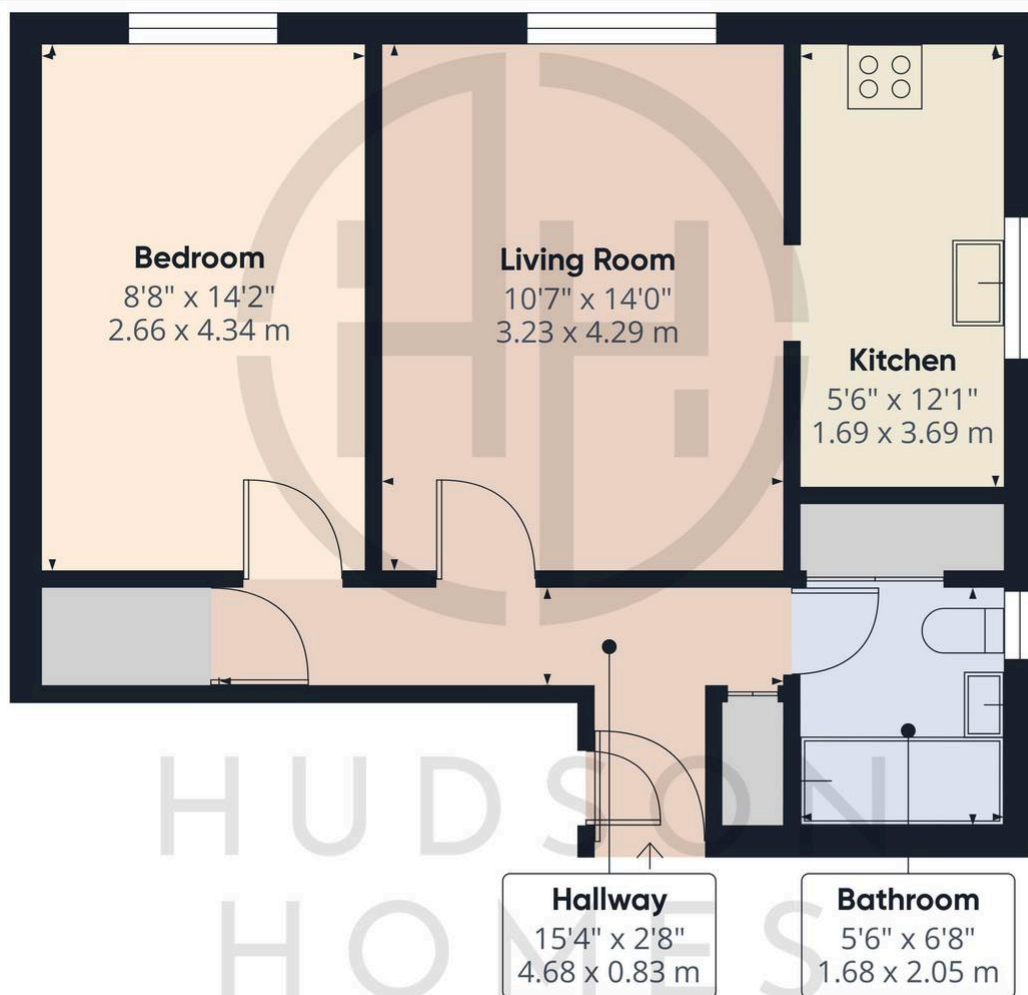
## 262 Coneygree Road, Peterborough

£125,000 Leasehold

GROUND FLOOR FLAT • 90 YEARS REMAINING ON THE LEASE £61 PER MONTH GROUND RENT & SERVICE CHARGE • ELECTRIC CENTRAL HEATING • MODERN KITCHEN WITH INTEGRATED APPLIANCES • INTERNAL AREA OF 462 SQFT • COMMUNAL GARDEN • OFF ROAD PARKING FOR ONE VEHICLE • COUNCIL TAX BAND A £1388 PER YEAR • CLOSE TO LOCAL SUPERMARKETS • SITUATED TO A NEARBY BUS ROUTE



HUDSON  
HOMES



**Approximate total area<sup>(1)</sup>**  
462.62 ft<sup>2</sup>  
42.98 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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