



36 Hartley Avenue Peterborough PE1 5FT

Offers in the region of £150,000



Situated on a popular modern development in Fengate, Peterborough, this exceptionally well-presented first-floor apartment was constructed in 2015 and offers spacious, contemporary living accommodation throughout. Ideally positioned within easy reach of Peterborough City Centre, the Railway Station, University campus, and a wide range of local amenities, the property represents an excellent opportunity for first-time buyers and buy-to-let investors alike.



The accommodation is accessed via a welcoming entrance hall and centres around an impressive 25ft open-plan lounge, dining and kitchen area, creating a bright and sociable living space perfect for modern lifestyles. French doors lead directly onto a private balcony, providing an attractive outlook over open fields and offering an ideal space to relax or entertain.

The apartment further benefits from two generous double bedrooms and a well-appointed family bathroom. The property enjoys uPVC double glazing throughout and gas central heating, ensuring comfort and efficiency all year round.

Externally, the property benefits from an allocated parking space for one vehicle.

The location is particularly convenient, with Peterborough City Centre offering an extensive range of shopping, leisure and dining facilities, whilst the nearby railway station provides fast rail links to London King's Cross and beyond. The property is also well positioned for access to the University Centre Peterborough, local schools, supermarkets and major road networks including the A47 and A1.

Additional benefits include Council Tax Band B, approximately 988 years remaining on the lease, and highly competitive service charges of just £1,482 per annum, representing excellent value when compared to many similar apartments in the area.

In the opinion of our valuer, this superb apartment would make an ideal first-time purchase or investment opportunity due to its modern specification, generous accommodation and highly convenient central location.

Early viewing is highly recommended.

Entrance Hall - 9'8 x 13'9

Laminate flooring, radiator, wooden doors to all first floor accommodation.

Lounge / Dining / Kitchen 24'10 x 11'6

Laminate flooring, radiator, uPVC double glazed window to the side, uPVC double glazed doors leading to balcony.

Vinyl flooring, uPVC double glazed window, fitted wall and base units, electric oven with four ring gas hob with extractor over. One and half bowl sink with mixer tap and drainer, combi boiler.

Bedroom One - 13'0 x 11'6

Carpeted flooring, radiator, fitted wardrobes, uPVC double glazed Juliet balcony.

Bedroom Two - 9'0 x 9'8

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

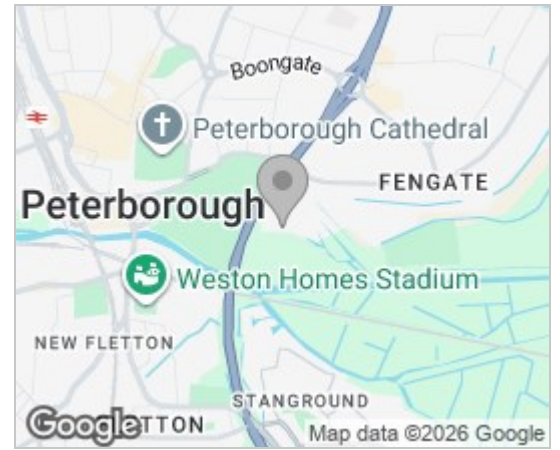
Bathroom - 6'10 x 5'11

Vinyl flooring, heated towel rail, standard WC, wall mounted sink, panelled bath with shower over.

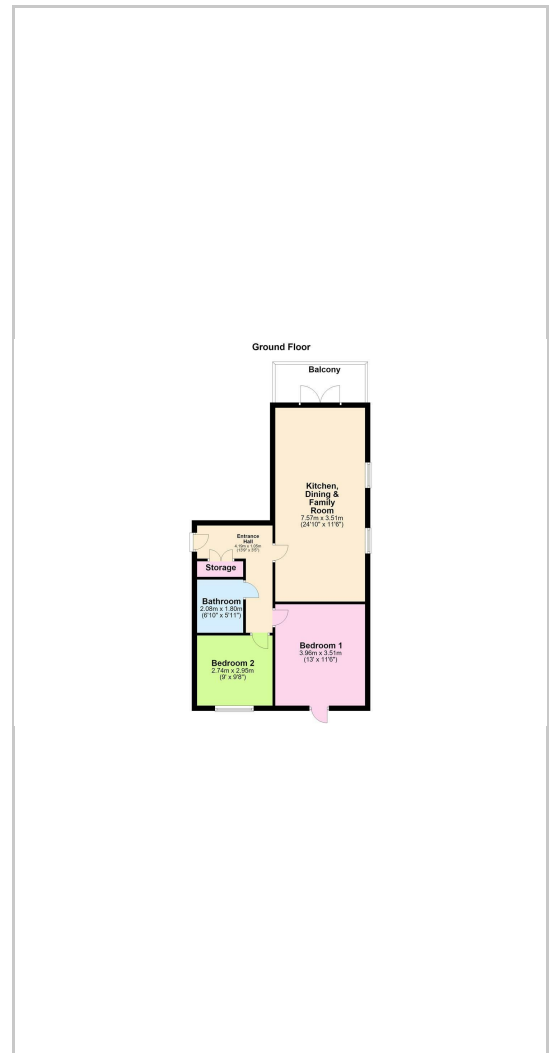
Parking -

One allocated parking space (444)

Area Map



Floor Plans



Energy Efficiency Graph

