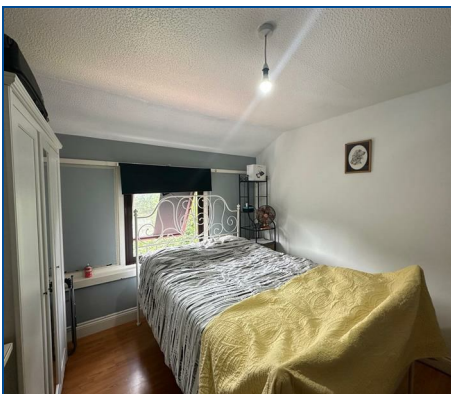


Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Ashfields, Thorpe Road, Peterborough, PE3 6DJ
Offers in excess of £100,000
Leasehold

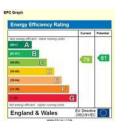
IDEAL FIRST TIME OR INVESTMENT PURCHASE* *WALKING DISTANCE TO TRAIN STATION AND CITY CENTRE

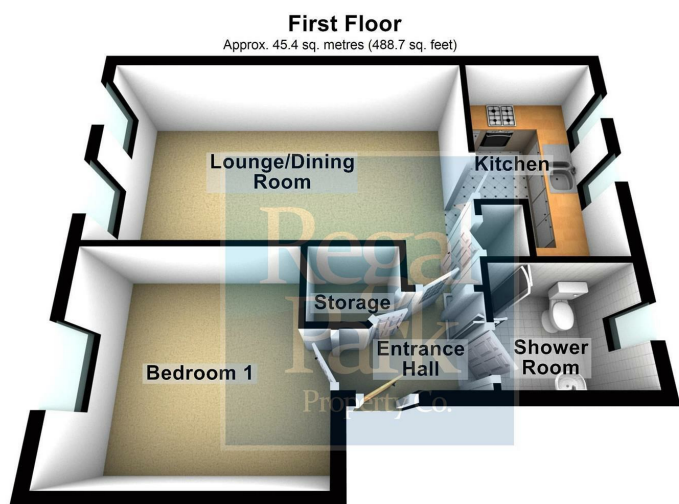
Regal Park are pleased to offer this well presented 1 Bedroom Flat in the central location of Peterborough. The property is located on The Drive which is just off Thorpe Road and is within walking distance to Train Station and City Centre. The property comprises of: Entrance Hall, Lounge/Dining Room, Kitchen, Bedroom and Shower Room.

There is a communal garden area and parking to the rear of the block via Fairmead Way.

Viewings Highly Recommended.

EPC rating: C





Total area: approx. 45.4 sq. metres (488.7 sq. feet)

Entrance Hall

Laminate flooring, storage cupboard, door to:

Lounge/Dining Room

10'5" x 18'8" (3.18m x 5.69m)

Two uPVC double glazed windows, wall mounted electric heater, laminate flooring, telephone point, TV point, door to cupboard housing hot water cylinder, door to:

Kitchen

11'4" x 6'7" (3.45m x 2.01m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, fitted electric oven, built-in four ring electric hob with extractor hood over, integrated dishwasher, plumbing for washing machine, two uPVC double glazed windows, laminate flooring.

Bedroom 1

12'1" x 10'4" (3.68m x 3.15m)

UPVC double glazed window, wall mounted electric heater, laminate flooring.

Shower Room

Fitted with three piece suite comprising corner shower cubicle with electric shower over, wash hand basin and low-level WC, tiled surround, uPVC obscure double glazed window, vinyl flooring.

Outside

There is communal gardens.

There is parking to the rear of the block, access via Fairmead Way, but these are not allocated to any individual flats so they are first come first serve basis.

Leasehold Information

There is 87 years remaining on the lease.

The Ground Rent is £10 per annum

The Service Charge is £104.00 per month.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.