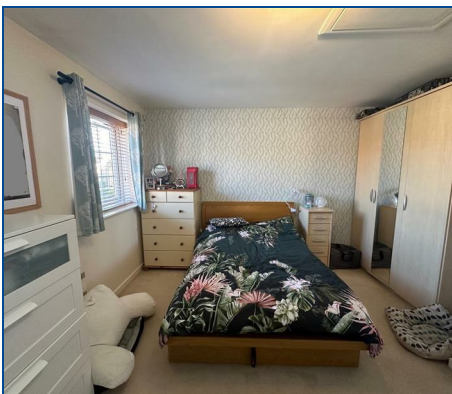


Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

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



Apollo Avenue, Cardea, Peterborough, PE2 8LA
Price £165,000
Freehold

IDEAL FIRST TIME INVESTMENT PURCHASE* *IDEAL FIRST TIME PURCHASE* *CLOSE TO LOCAL AMENITIES* *NO CHAIN

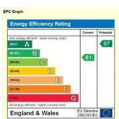
Regal Park are pleased to offer this well presented 1 Bedroom House in the popular location of Cardea. The property is ideal for an Investor or First Time Buyer and is situated close to local amenities and comprises; Living Area with fitted kitchen, Cloakroom, Bedroom with En-Suite Bathroom.

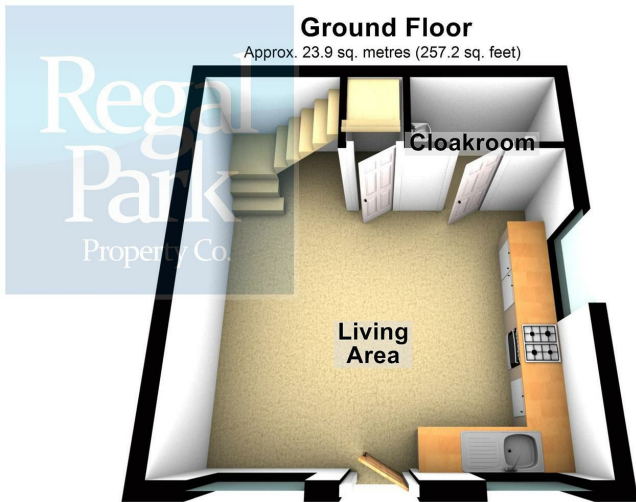
There is an allocated parking space.

Viewings Highly Recommended.

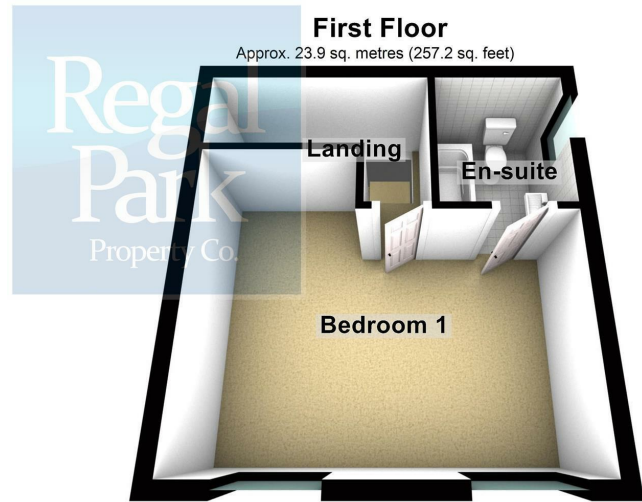
No Chain.

EPC Rating: B





Total area: approx. 47.8 sq. metres (514.4 sq. feet)



Living Area

13'5" x 15'5" (4.09m x 4.70m)

Two uPVC double glazed windows to front, uPVC double glazed window to side, double radiator, laminate flooring, telephone point, TV point, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, under-stairs storage cupboard, stairs, door to:

Cloakroom

Fitted with two piece suite comprising, corner pedestal wash hand basin and close coupled WC, radiator, vinyl flooring.

Landing

Fitted carpet, door to:

Bedroom 1

15'5" x 12'10" max (4.70m x 3.91m max)

Two uPVC double glazed windows to front, radiator, fitted carpet, door to:

En-suite

Fitted with three piece suite comprising deep panelled with shower over, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to side, radiator, vinyl flooring.

Outside

There is an allocated parking space to the side of the property.

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.