

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

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

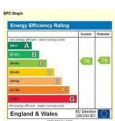


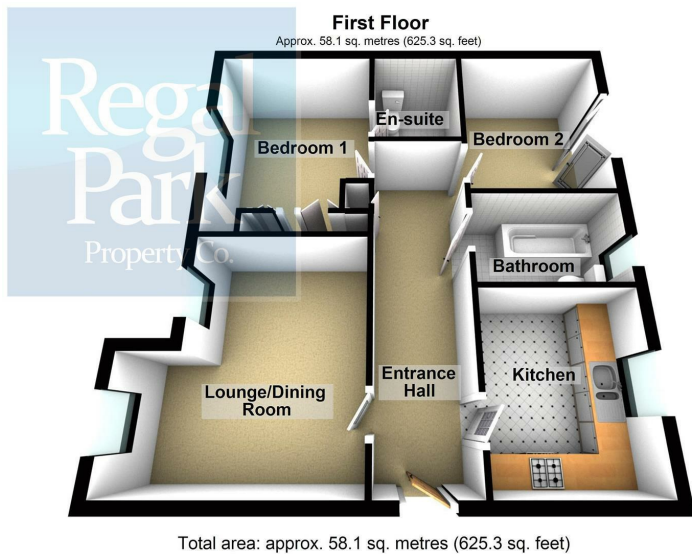
Regal Place, Fletton, Peterborough, PE2 9AP
Price £130,000
Leasehold

IDEAL FIRST TIME OR INVESTMENT PURCHASE* *WALKING DISTANCE TO TRAIN STATION AND CITY CENTRE* *EN-SUITE* *NO CHAIN
Regal Park are pleased to offer this 2 Bedroom FIRST FLOOR Flat in the popular location of Fletton. The property is situated within walking distance to city centre and train station and comprises; Entrance Hall, Lounge/Dining Room, Kitchen, Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 and a Bathroom.

There is an allocated parking space to the front of the building.
Viewings Highly Recommended.
No Chain.

EPC Rating: C





Entrance Hall

Storage cupboard with hot water cylinder, radiator, vinyl flooring, door to:

Lounge/Dining Room

12'11" x 13'9" max (3.94m x 4.19m max)

Two uPVC double glazed windows, two radiators, fitted carpet, TV point, telephone point.

Kitchen

10'2" x 8'3" (3.10m x 2.51m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric oven, four ring gas hob with pull out extractor hood over, UPVC double glazed window, radiator, vinyl flooring.

Bedroom 1

8'11" x 9'10" max (2.72m x 3.00m max)

UPVC double glazed window, radiator, fitted carpet, TV point, telephone point, built in wardrobe(s), door to:

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, shower cubicle with fitted shower and WC, radiator, shaver point, vinyl flooring.

Bedroom 2

9'1" x 8'3" (2.77m x 2.51m)

Radiator, fitted carpet, uPVC double glazed french double doors to juliet balcony.

Bathroom

Fitted with three piece suite comprising bath, pedestal wash hand basin and WC, uPVC obscure glazed window, radiator, vinyl flooring.

Outside

There is an allocated parking space to the front of the building.

Leasehold Information

Length of Lease remaining: 101 Years remaining

Ground Rent: £250 per annum

Service Charge: The service charge is paid twice yearly.

Jan-June = £945.45 Jan-Jun 2023 June-Dec = £945.45.

Feb 2024 was £643.93.

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.