

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



Phoenix Close, Fletton, Peterborough, PE2 8FD

Price £120,000

Leasehold

IDEAL FIRST TIME OR INVESTMENT PURCHASE* *CLOSE TO LOCAL AMENITIES* WALKING DISTANCE TO CITY CENTRE* *NO CHAIN

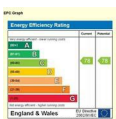
Regal Park are pleased to offer this 1 Bedroom Flat in the popular location of Fletton. The property is an ideal first time or investment purchase and is situated close to local amenities and is within walking distance to city centre. The property comprises; Entrance Hall, Bedroom with En-Suite. Stairs to first floor with Open Plan Living Area and a separate Cloakroom.

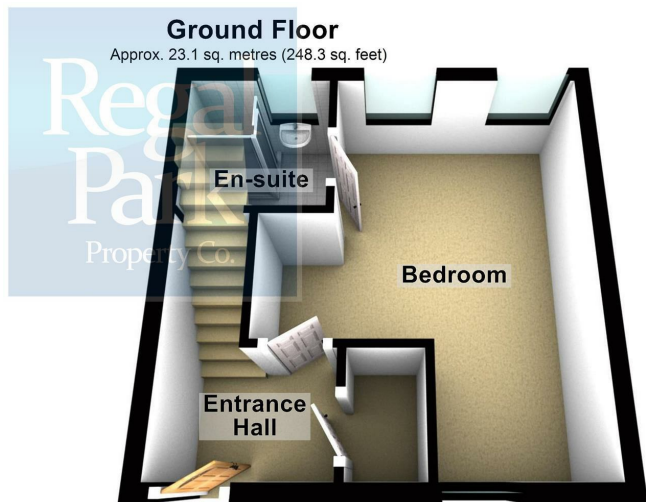
There is a small garden area to the rear and communal parking area.

Viewings Highly Recommended.

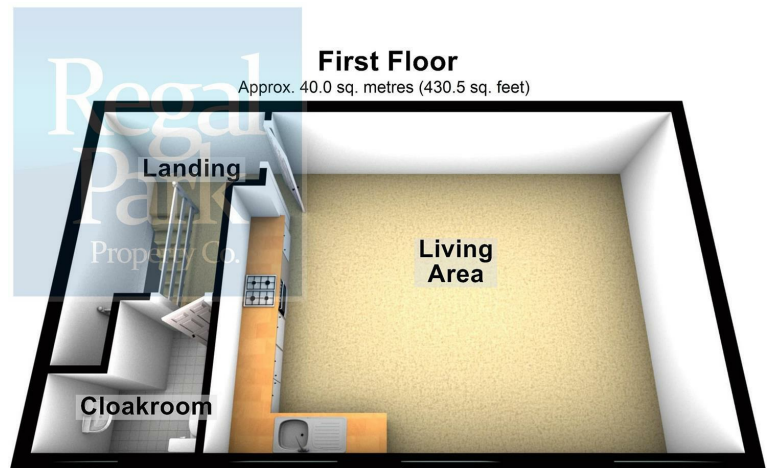
No Chain.

EPC Rating: C





Total area: approx. 63.1 sq. metres (678.8 sq. feet)



Entrance Hall

Radiator, laminate flooring, storage cupboard, stairs, door to:

Bedroom

15'11" x 12'7" max (4.85m x 3.84m max)

Two uPVC double glazed windows to rear, uPVC double glazed window to front, two radiators, fitted carpet, telephone point, TV point, door to:

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, fully tiled walls, shaver point, uPVC obscure double glazed window to rear, radiator, tiled flooring.

Stairs and Landing

Radiator, fitted carpet on the stairs, laminate flooring on the landing, door to:

Living Area

15'11" x 19'2" (4.85m x 5.84m)

Three uPVC double glazed windows to front, three radiators, laminate flooring the lounge area, 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, integrated fridge/freezer and dishwasher, plumbing for washing machine, fitted electric oven, built-in four ring gas hob with pull out extractor hood over, tiled flooring.

Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin, close coupled WC, shaver point, tiled surround, radiator, tiled flooring.

Outside

To the rear of the property is a communal parking area and small enclosed garden area, laid to gravel.

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.

Leasehold Information

We have been informed by the vendor there is 982 years left on the lease.

Please confirm all Leasehold charges with your Solicitors before making an offer.