

Peterborough  
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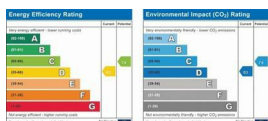
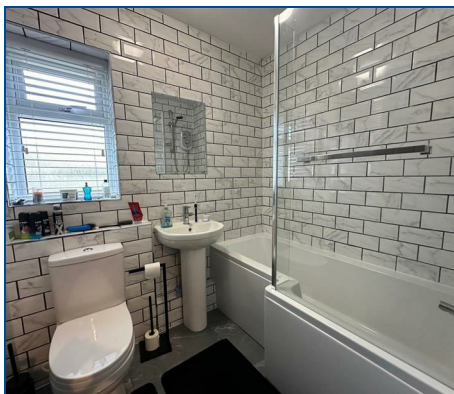


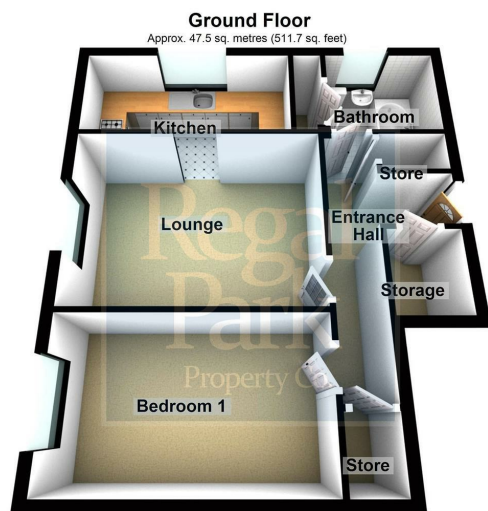
**Coneygree Road, Stanground, Peterborough, PE2 8LR**  
**Asking price £125,000**  
**Leasehold**

**\*IDEAL FIRST TIME OR INVESTMENT PURCHASE\* \*RE-FITTED HIGH GLOSS KITCHEN\* \*RE-FITTED BATHROOM\***

Regal Park are pleased to offer this well presented 1 Bedroom Ground Floor Flat in the popular location of Stanground. The property is ideal for a First Time or Investment Buyer as it has been modernised throughout, including a re-fitted high gloss kitchen with solid oak worktop and integrated appliances, re-fitted bathroom, re-decorated throughout and new carpets and flooring.

There is a communal garden area and communal parking.  
Viewings Highly Recommended.





Total area: approx. 47.5 sq. metres (511.7 sq. feet)

### Entrance Hall

Wall mounted electric heater, three storage cupboards, fitted carpet.

### Lounge/Dining Room

10'7" x 14'2" (3.22m x 4.32m)

UPVC double glazed window, wall mounted electric heater, solid oak flooring, telephone point, TV point, archway to:

### Kitchen

5'7" x 12'2" (1.70m x 3.71m)

Re-Fitted with a matching range of high gloss base and eye level units with solid oak worktop space, Belfast sink unit with mixer tap, integrated fridge/freezer, slimline dishwasher and washing machine, fitted electric oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window, tiled flooring.

### Bedroom 1

8'8" x 14'2" (2.64m x 4.32m)

UPVC double glazed window, wall mounted electric heater, fitted carpet.

### Bathroom

Re-fitted with a three piece comprising of a 'P' shaped bath with electric shower over and glass screen, pedestal wash hand basin and close coupled WC, fully tiled walls, heated towel rail, uPVC obscure double glazed window, tiled flooring, storage cupboard with hot water cylinder.

### Outside

There is a communal garden and communal bin area.  
There is communal parking for residents only.

### Leasehold Information

Lease Years Remaining: 92

Ground Rent: £10 per annum

Service Charge: Approx £65 per month (£780 per annum)

### 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.