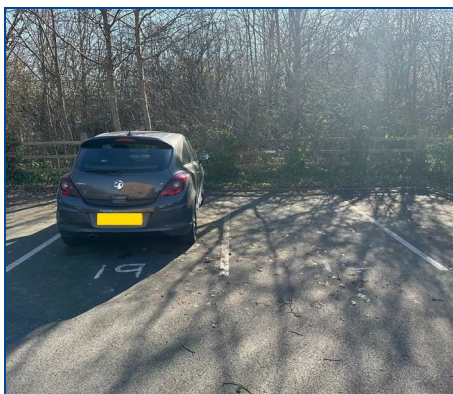


Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

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



Eye Road, Central, Peterborough, PE1 4SD
Offers in excess of £130,000
Leasehold

IDEAL FIRST TIME OR INVESTMENT PURCHASE* *CLOSE TO CITY CENTRE
INTEGRATED KITCHEN APPLIANCES* *NO CHAIN

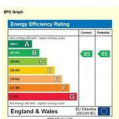
Regal Park are pleased to offer this well presented 2 Bedroom FIRST FLOOR FLAT. The property is situated within easy access to City Centre and A1/A47 and local amenities and comprises of: Entrance Hall, Lounge/Dining Room with open plan Kitchen, 2 Bedrooms and a Bathroom.

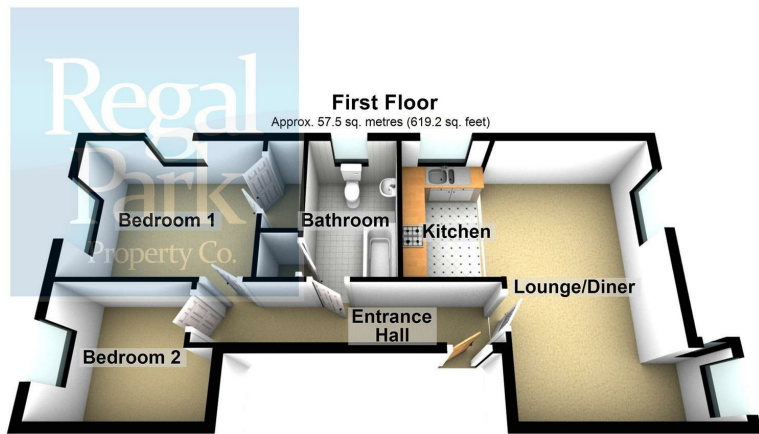
There are 2 allocated parking spaces to the rear of the building.

Viewings Highly Recommended.

No Chain.

EPC Rating: B





Total area: approx. 57.5 sq. metres (619.2 sq. feet)

Entrance Hall

Radiator, fitted carpet, intercom entry phone, smoke detector, door to:

Lounge/Diner

18'3" x 12'7" max (5.56m x 3.84m max)

Three uPVC double glazed windows, double radiator, fitted carpet, telephone point, TV point, open plan to:

Kitchen

9'9" x 7'8" max (2.97m x 2.34m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, built-in fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window, vinyl flooring, smoke detector.

Bedroom 1

9'9" x 11'11" (2.96m x 3.63m)

Two uPVC double glazed windows, radiator, fitted carpet, telephone point, built-in double wardrobe(s).

Bedroom 2

8'2" x 10'1" (2.49m x 3.07m)

UPVC double glazed window, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising deep panelled bath with rain shower over, wash hand basin with cupboards under and low-level WC, shaver point, uPVC obscure double glazed window, heated towel rail, vinyl flooring, storage cupboard with hot water cylinder and 9kw Potterton Gold Electric boiler.

Outside

There are two allocated parking spaces.

Leasehold Information

Lease was 99 years from 2017, 91 years remaining

Ground Rent is £200.00 per annum - approx

Service charge is £1,028.00 per annum - approx - payable by 4 x £257.00 payments

Building Insurance is £276.00 per annum

Please note these figures have been provided by the vendor

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.