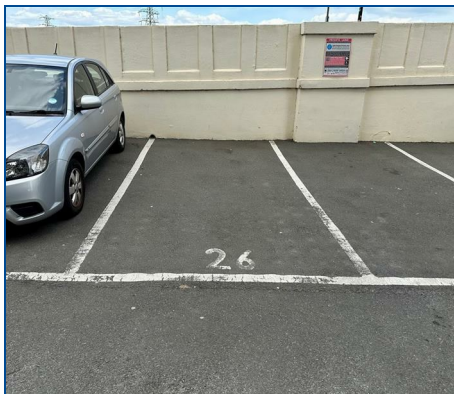


Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



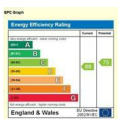
Oundle Road, City Centre, Peterborough, PE2 8AT
Price £125,000
Leasehold

IDEAL FIRST TIME OR INVESTMENT PURCHASE* *CITY CENTRE* *7th FLOOR FLAT WITH LIFT* *WALKING DISTANCE TO TRAIN STATION* *NO CHAIN

Regal Park are pleased to offer this well presented 7th Floor Flat in the popular location of The Apex on Oundle Road. The property is situated in the city centre, within walking distance to train station and comprises of: Entrance Hall, Lounge/Dining Room open to Kitchen, Bedroom 1 with En-Suite, Bedroom 2 and a Bathroom.

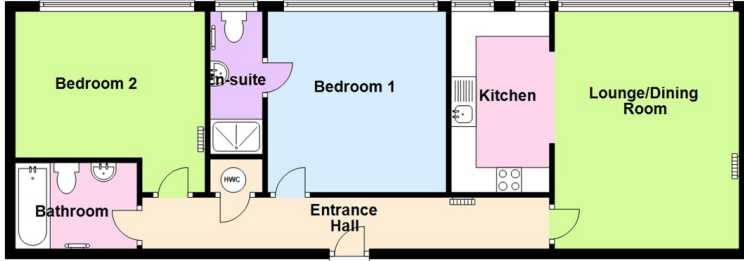
There is an allocated parking space.
Viewings Highly Recommended.
No Chain.

EPC: C



Seventh Floor

Approx. 69.3 sq. metres (745.9 sq. feet)



Total area: approx. 69.3 sq. metres (745.9 sq. feet)

Entrance Hall

Electric storage heater, laminate flooring, intercom, entry phone, storage cupboard with hot water cylinder, door to:

Lounge/Dining Room

15'7" x 12'2" (4.76m x 3.71m)

UPVC double glazed window, electric storage heater, laminate flooring, telephone point, TV point, door.

Kitchen

12'1" x 6'6" (3.68m x 1.97m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge, plumbing for washing machine, fitted electric oven, built-in electric hob with extractor hood over, two uPVC double glazed windows, laminate flooring, open plan, door to:

Bedroom 1

11'11" x 11'9" (3.63m x 3.59m)

UPVC double glazed window, fitted carpet, telephone point, door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and low-level WC, uPVC double glazed window, heated towel rail, tiled flooring, door to:

Bedroom 2

6'7" x 12'6" (2.00m x 3.81m)

UPVC double glazed window, electric storage heater, fitted carpet, door to:

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower attachment over and glass screen, pedestal wash hand basin and low-level WC, heated towel rail, tiled flooring.

Outside

There is an allocated parking space.

Leasehold Information

The vendor has advised the following information;

Length of remaining Lease: 103 years

Ground Rent: £120 per annum

Service Charge: £1,807.28 per annum.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.