



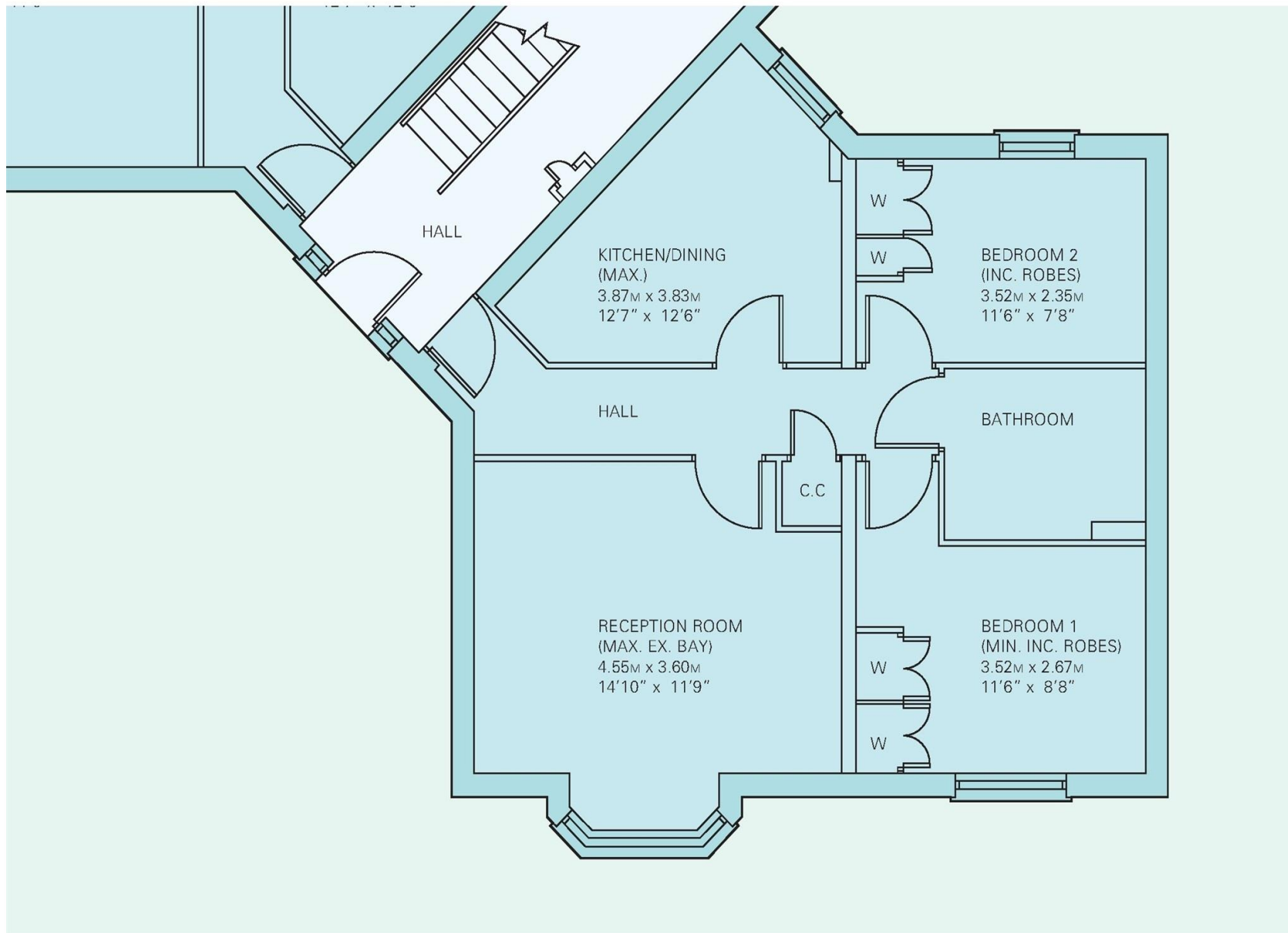
Regal Place, Peterborough, PE2 9AP

welcome to

Regal Place, Peterborough

Ground floor two bedroom flat located in a cul-de-sac in Fletton, this home offers allocated parking and a good-sized lounge. There is no onward chain and it would make an ideal purchase for a first time buyers. This flat must be viewed to appreciate.





Entrance Hall

Lounge

11' 9" x 14' 10" (3.58m x 4.52m)

Kitchen

12' 6" x 12' 7" (3.81m x 3.84m)

Bedroom One

8' 8" x 11' 6" (2.64m x 3.51m)

Bedroom Two

7' 8" x 11' 6" (2.34m x 3.51m)

Bathroom

Agents Notes

welcome to

Regal Place, Peterborough

- GROUND FLOOR FLAT
- TWO BEDROOMS
- ALLOCATED PARKING
- GOOD-SIZED LOUNGE
- CLOSE TO PETERBOROUGH CITY CENTRE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1690.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104192



Property Ref:
FLE104192 - 0018

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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