



Regal Place, Peterborough PE2 9AP

welcome to

Regal Place, Peterborough

SOLD WITH NO CHAIN William H Brown is please to offer this Modern top floor apartment comprising entrance hallway, fitted kitchen with integrated 4 ring hob & single electric oven, lounge, master double bedroom with built in wardrobes, 2nd double bedroom, bathroom with shower over bath, gas radiator heating, UPVC windows, allocated parking bay, security intercom entry system. The current rental of this property is £9300 PA Located within walking distance to Peterborough city centre and train station this lovely property is an ideal purchase for investors and first time buyers.





Entrance Hall

Lounge

12' 1" x 14' 9" (3.68m x 4.50m)

Kitchen

Irregular Shaped Room 14' 3" max x 11' 3" max (4.34m max x 3.43m)

Bedroom One

8' 7" min x 9' 5" min (2.62m min x 2.87m min)

Bedroom Two

7' 8" min x 9' 5" max (2.34m min x 2.87m max)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- SOLD WITH NO CHAIN
- TWO BEDROOMS
- TOP FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- WALKING DISTANCE TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1993.00

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.

£135,000



view this property online [williamhbrown.co.uk/Property/FLE104389](https://www.williamhbrown.co.uk/Property/FLE104389)



Property Ref:
FLE104389 - 0009

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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