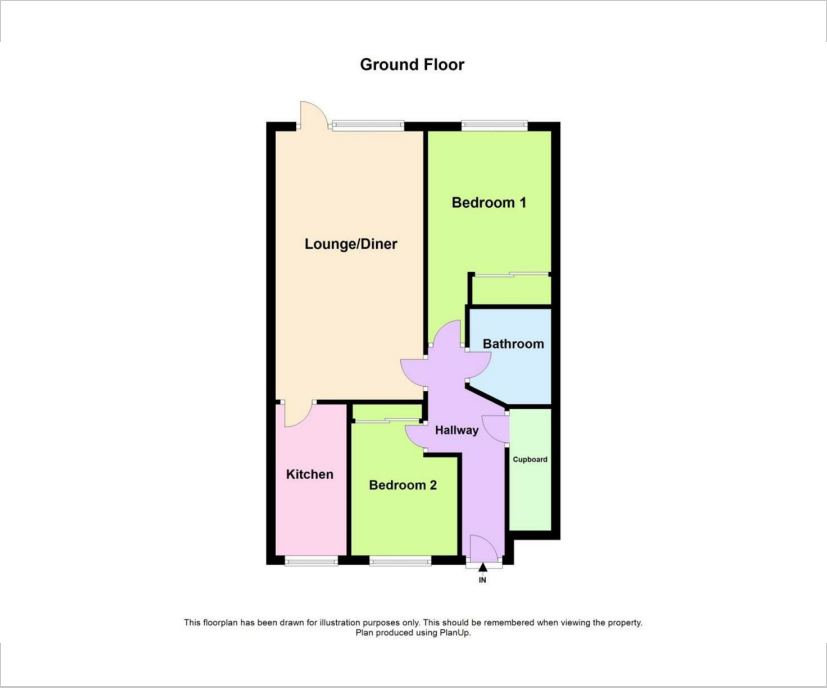




9 Cobbet Place, PE1 5EW
£95,000

Floor Plan



Accommodation

Offered for sale with no upward chain is this, ground floor, two bedroom apartment, benefitting from its own garden, garage and parking space available. The property also benefits from gas radiator central heating and in brief comprises. Covered porch to entrance door, leading into the entrance hall with a good size storage cupboard. Lounge/diner off the hall with window to the rear and a PVCu double glazed door into the rear garden. Kitchen off the lounge, with a range of wall and floor level units, with a single drainer sink unit with storage under, space for a fridge freezer and washing machine, with space also for a freestanding gas or electric cooker, wall mounted gas combi boiler, and a PVCu double glazed window to the front. Two bedrooms off the hall both benefitting from built in wardrobes and a three piece bathroom with electric shower with glass shower screen, wash hand basin and WC. Outside, with parking to the front, and a single garage, and an enclosed rear garden.

Tenure: Leasehold 86 years remaining
Ground Rent: £25 pa
Service Charge: for the flat is £177.86 pa,
parking area and garage £398.08 pa.
Council Tax Band: A

Entrance Hall:
Lounge/Diner: 5.76m x 3.23m (18'9" x 10'6")
Kitchen: 3.28m x 1.60m (10'7" x 5'2")
Bedroom 1: 4.64m max x 2.65m (15'2" x 8'7")
Bedroom 2: 3.27m max x 2.29m (10'7" x 7'5")
Bathroom:



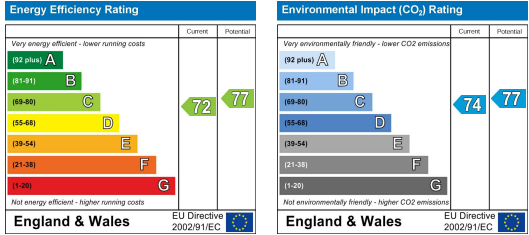
Area Map



Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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