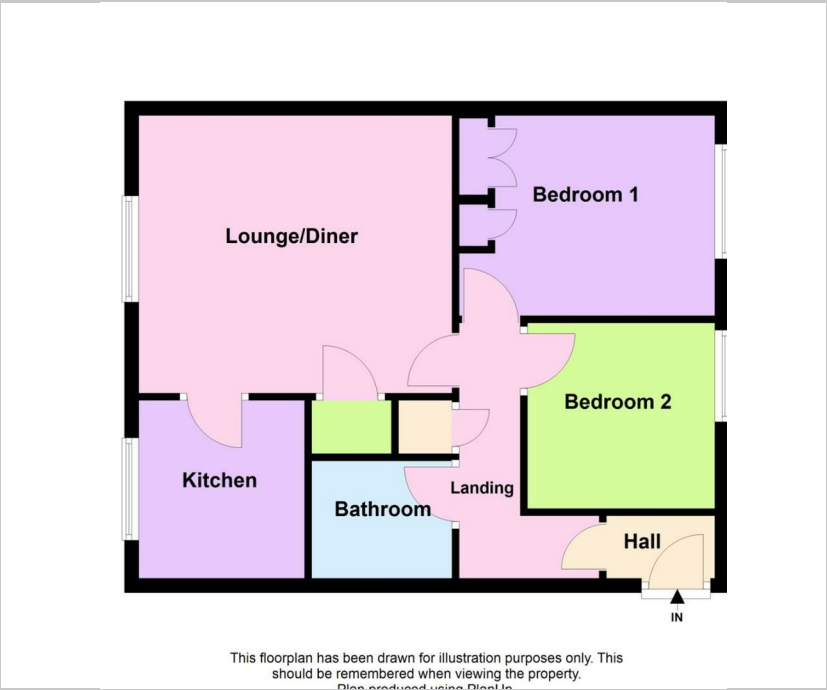




10 Churchill House Viersen Platz, PE1 1EP  
Offers over £100,000

Floor Plan



Accommodation

Firmin & Co are delighted to offer for sale this top floor, two bedroom flat in Churchill House, Viersen Platz, Peterborough. Conveniently located within the city centre and within walking distance of the train station, currently rented out, this would make an ideal investment with long term tenants already in situ. In brief the property comprises. Intercom entry into a communal hallway with stairs leading to the second floor. On entering the flat, you enter into a small hallway with a further door leading into the landing area with various doors leading off. Generous lounge/diner with window to the rear aspect, with kitchen to the side, which houses a range of wall and floor level units with worktop surfaces, built in electric oven, with space for fridge/freezer and washing machine. Two double bedrooms off the landing and a three piece bathroom, comprising of a panelled bath, wash hand basin and WC. Outside, there is an allocated parking space to the front of the building.

Tenure: Leasehold with 89 years remaining  
Ground Rent: £160 pa  
Service Charge: £2900 pa  
Tax Band: C

Entrance Hall:

Lounge/Diner: 14'3" x 12'11" (4.35m x 3.94m)

Kitchen: 7'4" x 7'10" (2.26m x 2.39m)

Bedroom 1: 11'6" x 9'1" (3.52m x 2.78m)

Bedroom 2: 8'3" x 8'5" (2.52m x 2.59m )

Bathroom:



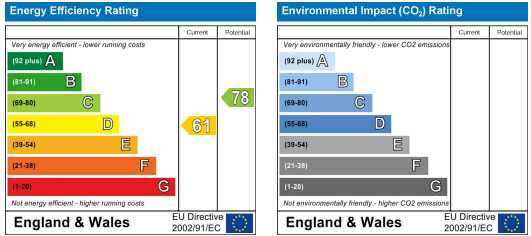
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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