



**EDWARD
STUART**
ESTATE AGENTS

2 bedroom for sale - £150,000

Valley Park View, Peterborough, PE2 9QJ





2 DOUBLE BEDROOM APARTMENT with 6 METER, south-west facing BALCONY. The property has an Entrance hall with storage and Utility Cupboard and loft access - There are 2 DOUBLE Bedrooms, refitted bathroom and OPEN PLAN LOUNGE/KITCHEN/DINER with BIFOLD doors leading to the balcony. The property also has allocated parking.



**2 BEDROOM
APARTMENT**

**LOUNGE/KITCHEN
N/DINER**



LARGE BALCONY



LOFT SPACE

SUGAR WAY





Entrance Hall

With storage, utility cupboard, loft access, LVT flooring, radiator and doors to all rooms.

Lounge/Diner

16' 9" x 11' 6" (5.1m x 3.5m)

With BI-FOLD doors to balcony, radiator and open plan to Kitchen, sunken spotlights and LVT flooring.

Kitchen

11' 6" x 6' 2" (3.50m x 1.88m)

Fitted base and wall units with built in oven, hob and extractor fan. 1.5 Bowl sink with taps, space for appliances and part tiled walls.

Bedroom 1

13' 1" x 12' 6" (4m x 3.8m)

With UPVC window to rear and radiator.

Bedroom 2

13' 1" x 11' 2" (4.0m x 3.4m)

With UPVC window to rear and radiator.

Bathroom

Fitted with WC, Wash hand basin and bath with screen, shower and taps over, fitted units, 2 heated towel rails, tiled walls and floor.

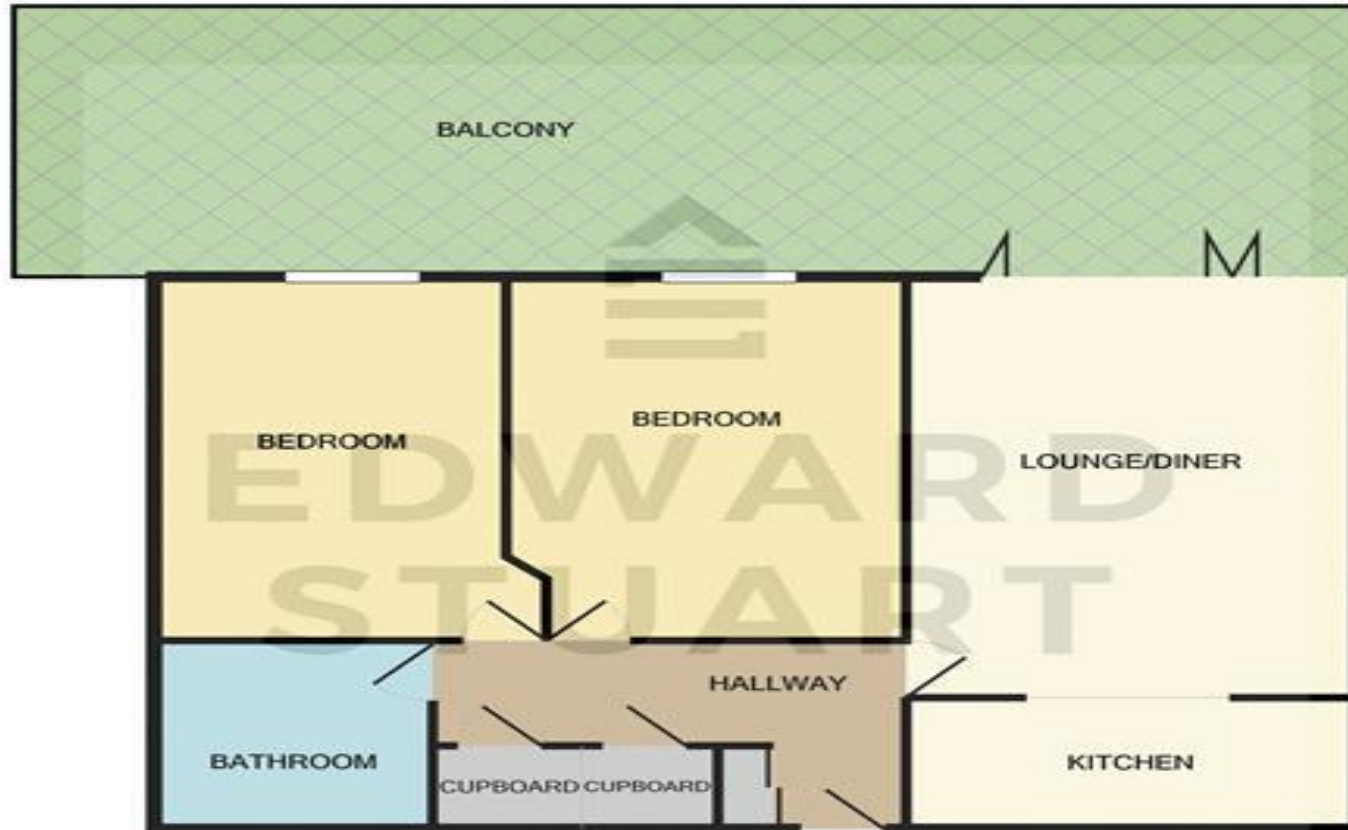
Balcony

19' 8" x 13' 1" (6m x 4m)

With decked and patio area - elec points.

Agents Notes

Ground rent £100 Per Year- service charge £205 Per Month.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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