



15 Royal Court Eye Road, PE1 4SD  
£154,000

2 1 1 B



## Floor Plan



## Accommodation

Offering NO UPWARD CHAIN is this modern top floor, two bedroom apartment, situated in a popular location and is ideally located near to local amenities and the City Centre with excellent transport links nearby, and in brief the property comprises. From the front, intercom access into the entrance lobby with stairs leading to the second floor, from here door leads into the hallway entrance with doors leading off. With an open plan living room/kitchen area with two windows to the front aspect, laminate flooring, the kitchen area comprises range of wall and floor units with worktop surfaces, inset stainless steel sink unit with mixer tap with storage under, benefitting also from an integrated dishwasher, fridge/freezer and a built in oven with fitted hob with extractor hood over, plumbing also and space for washing machine. Two bedrooms off the hall and a three piece bathroom. Outside the property has two allocated parking spaces at the rear.

Tenure: Leasehold  
 Council Tax Band: B  
 Annual service charge approx: £1061.19  
 Annual ground rent approx: £200

### Entrance Hall:

Lounge / Diner / Kitchen: 18'0" x 12'5" (5.50m x 3.80m)

Bedroom 1: 11'11" x 9'8" (3.64m x 2.95m)

Bedroom 2: 10'1" x 8'2" (3.08m x 2.51m)



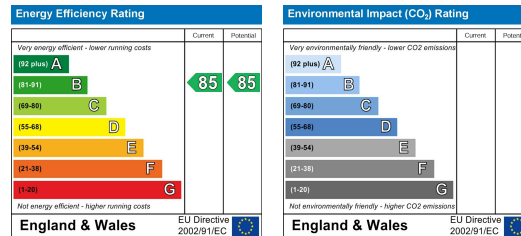
## Area Map



## 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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