



27 Water End Thorpe Meadows, Peterborough, PE3 6GQ

 **NEWTON FALLOWELL**



Key Features

- GROUND FLOOR FLAT
- POPULAR LOCATION
- RE FITTED ENSUITE TO MAIN BEDROOM
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING AND VISITOR PARKING
- STUNNING COMMUNAL GARDENS
- CLOSE PROXIMITY TO TRAIN STATION
- EPC Rating D
- Leasehold

£175,000





Two bedroom ground floor flat situated in the sought after location of Thorpe Meadows, walking distance to Peterborough Train Station with access to Kings Cross in 50 minutes. Thorpe Meadows is next to Peterborough Rowing Lake, Ferry Meadows and walking distance to Queensgate Shopping Centre.

Upon entering the apartment and turn left along the hallway you gain entrance to the principle bedroom, which offers built in wardrobes and an en-suite shower room, bedroom two and another door leads you to the four piece family bathroom, you will also have access to the lounge which flows into the kitchen. From the lounge you have patio doors which can take you to the communal gardens. The property comes with allocated parking space and visitor parking bays.



Hallway

Kitchen 1.83m x 3.3m (6'0" x 10'10")

Lounge 4.46m x 3.79m (14'7" x 12'5")

Principle Bedroom 2.78m x 3.7m (9'1" x 12'1")

En-Suite 1.1m x 2.17m (3'7" x 7'1")

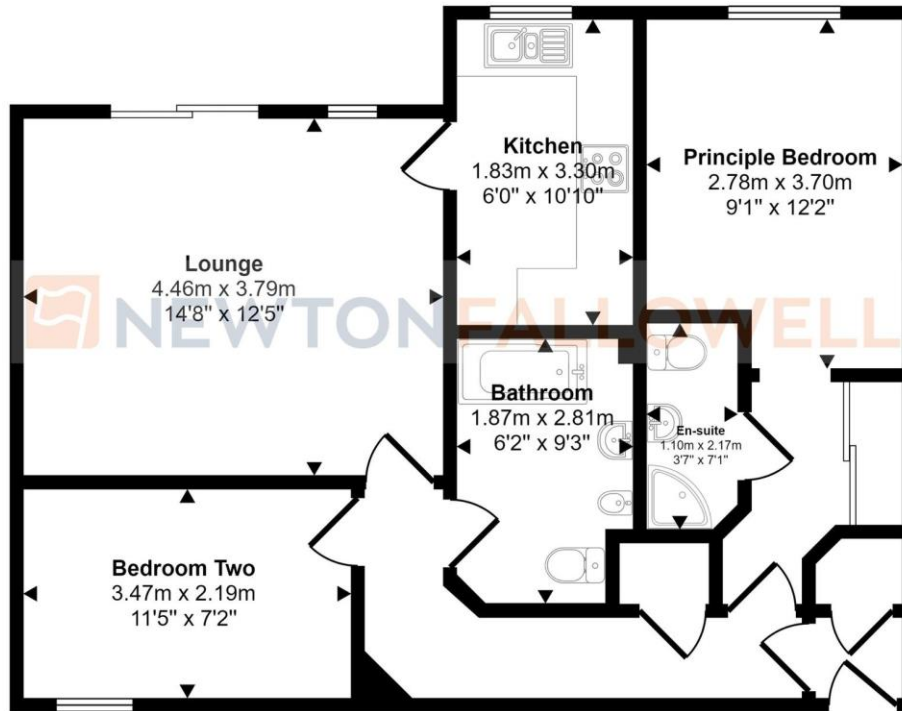
Bedroom Two 3.47m x 2.19m (11'5" x 7'2")

Bathroom 1.87m x 2.81m (6'1" x 9'2")

Lease

Ground Rent & Service Charge £1646.84 P/Annum
- 92 Years Remaining on Lease

Approx Gross Internal Area
63 sq m / 673 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

