



Connells

Phorpres House London Road
Peterborough



Property Description

Peterborough is the city at the heart of rural East England, bridging the Cambridgeshire, Rutland, Lincolnshire and Northamptonshire borders. Peterborough and its region have an important place in the history of Britain and the modern city continues to grow in importance and in the right way.

Direct trains run to Kings Cross, the North and Birmingham New Street. The A1/ A1(M) provides direct road access to London and the North, and to the West via the A14 at Huntingdon.

**** Investment Opportunity **** Two bedroom, ground floor, duplex flat located in Phorpres House. Accommodation comprises of an entrance porch, entrance hall, shower room and kitchen. To the first floor there is lounge and another bedroom.

Entrance Hall

UPVC window to side, door to bedroom two, laminate flooring, electric heater and stairs to first floor.

Bedroom Two

7' 8" x 9' 2" (2.34m x 2.79m)

Measurements exclude built in wardrobes - Two UPVC windows to side and built in wardrobes.

Kitchen

8' 5" x 5' 1" (2.57m x 1.55m)

UPVC window to rear, door to shower room, tiled splashbacks, washing machine plumbing, stainless steel sink/drainers with taps, high and low level storage with worktops over and spot lights.

Shower Room

7' 6" x 4' 1" (2.29m x 1.24m)

UPVC window to rear, shower cubicle, tiled splashbacks, WC, wash hand basin with taps and tiled flooring.

First Floor

Lounge

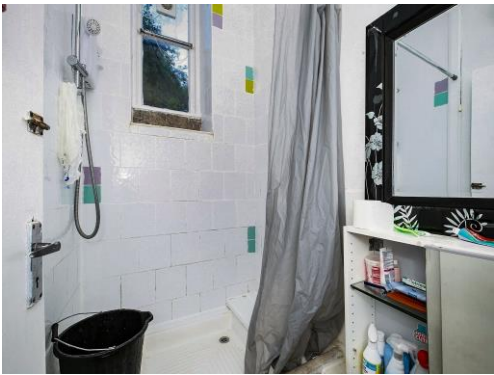
8' 5" x 5' 1" (2.57m x 1.55m)

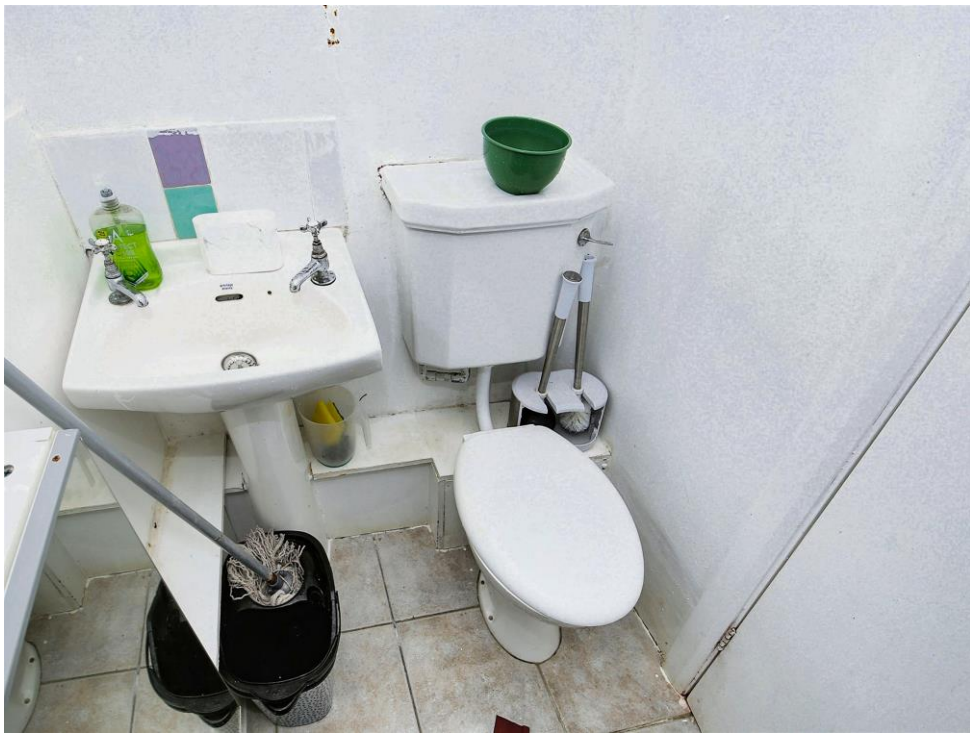
Two bedroom box bay windows to side, door to bedroom one and intercom phone.

Bedroom One

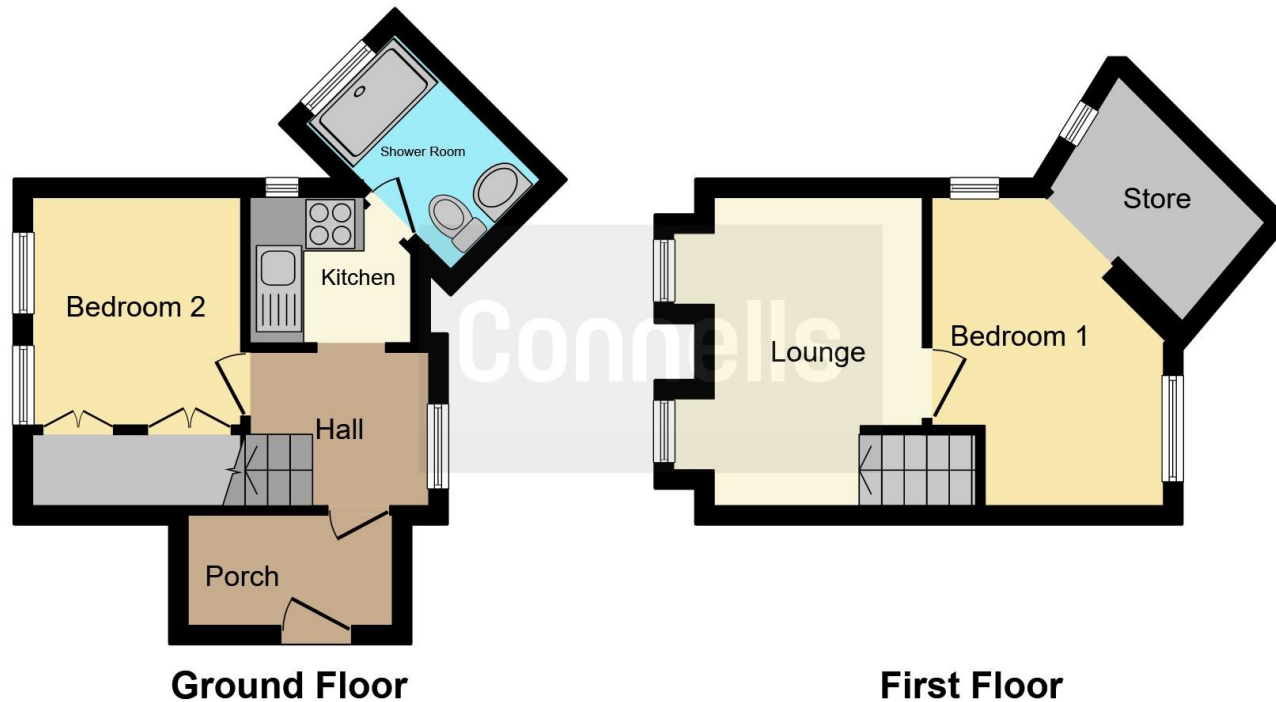
7' 9" x 9' 2" (2.36m x 2.79m)

UPVC window to side and rear, storage cupboard with window to rear.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: G

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO311250

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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