



**Connells**

Park Road  
Peterborough





## Property Description

Attention Investors & First Time Buyers - A one bedroom Apartment, situated within walking distance of the City Centre and Train Station. Accommodation briefly comprises of an open plan kitchen/lounge and diner, one bedroom and shower room. An allocated parking space and NO CHAIN!

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## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT

towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Secured intercom access and laminate flooring.

## Open Kitchen/Lounge/Diner Plan

17' 7" x 10' ( 5.36m x 3.05m )  
Measurements excluding door recess - Double glazed window to side and front aspect, fitted kitchen with matching base/wall units, stainless steel sink/drainer with mixer taps, stainless steel cooker hood, stainless steel electric oven and electric hob, integrated dishwasher and fridge/freezer and laminate flooring.

## Bedroom One

13' 1" x 7' 6" ( 3.99m x 2.29m )  
Double glazed window to front aspect and electric radiator.

## Bathroom

Wash hand basin unit with low level WC, shower cubicle, chrome heated towel rail, ceramic floor tiling, spot lights and extractor fan.

## Outside

There is allocated parking.





To view this property please contact Connells on

**T 01733 314 775**  
**E peterborough@connells.co.uk**

14 Cowgate  
PETERBOROUGH PE1 1NA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/PBO311616](https://www.connells.co.uk/Property/PBO311616)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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