



Connells

Wellington Street
Peterborough



Property Description

Situated in Eastgate is this one bedroom ground floor flat, which is perfect for investors and first time buyers. Located close to local amenities including a short walk to Peterborough City Centre and convenient transport links. The home comprises in brief of an entrance hallway leading through to the lounge, kitchen, wet room, utility and bedroom. Outside there is a yard. The home also benefits from off road parking.

Entrance Hall

Laminate flooring and storage cupboard.

Lounge

16' 4" x 10' 1" (4.98m x 3.07m)

Window to front, storage, radiator, coving and laminate flooring.

Kitchen

6' 9" x 9' 11" (2.06m x 3.02m)

Window to rear, wall mounted boiler, laminate flooring, high and low level storage with worktops over, oven, gas hob and cooker hood, fridge/freezer, space for washing machine, stainless steel sink/drainer with mixer tap and coving,

Utility Room

7' 5" x 3' 7" (2.26m x 1.09m)

Laminate flooring and fuse box.

Bedroom One

11' 8" x 9' 3" max (3.56m x 2.82m max)

Window to front, fitted wardrobe, laminate flooring and radiator.

Bathroom/Wet Room

Window to side, tiled walls, shower, wet non slip flooring, wash hand basin, WC and extractor fan.

Outside

Yard

Parking

Off Road









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Council Tax
 Band: A

Service Charge: 332.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO311836

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Feb 2018. 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.

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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