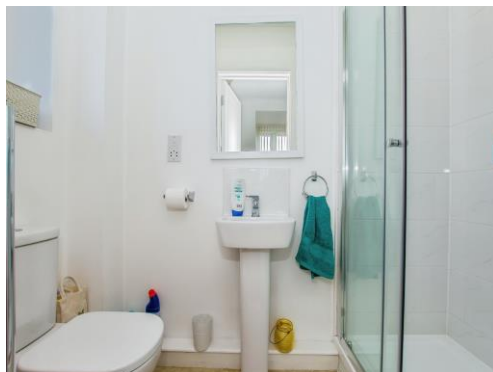




**Connells**

The Martins Wharf Road  
Peterborough





## Property Description

Connells are pleased to offer this spacious, modern, unique three-bedroom Apartment. It is an ideal choice for those seeking convenient and comfortable living, just a short distance from Peterborough City Centre & Train Station.

Originally designed and built as student accommodation, the apartment offers modern features and practical layout.

Each of the three good sized bedrooms features its' own en-suite, ensuring privacy.

The open plan lounge/kitchen/diner provides a bright open space, great for unwinding after a busy day.

The property benefits from allocated parking, perfect for those with a vehicle.

Whether you're a professional, family, or simply looking for a city based home with easy transport links, this home could be perfect for you.

A modern three-bedroom apartment featuring en-suite bathrooms to all bedrooms, a separate WC for added convenience, open plan lounge/kitchen/diner, located close to the city centre and train station with allocated parking. Originally built for student accommodation it offers practicality.

## Entrance Hall

Two storage cupboards with shelving, light, radiator and carpeted flooring.

## Cloakroom

UPVC obscure double glazed window to side, vinyl flooring, wall mounted heated towel rail, wash hand basin and WC.

## Lounge

18' 11" x 14' 10" ( 5.77m x 4.52m )

Measurements include recess - UPVC double glazed window to rear, radiator, carpeted flooring and is open plan to kitchen.

## Kitchen

18' 11" x 8' 10" ( 5.77m x 2.69m )

UPVC double glazed window to rear, high and low level storage with worktops over with integrated oven, extractor, induction hob, washing machine and dishwasher and fridge/freezer, plex glass splashback and laminate flooring.

## Bedroom One

10' 7" x 14' 6" ( 3.23m x 4.42m )

Measurements including recess - UPVC double glazed window to front, radiator and carpet.

## En-Suite

Vinyl flooring, shower cubicle, wash hand basin, WC and wall mounted heated towel rail.

## Bedroom Two

10' 1" x 11' 3" ( 3.07m x 3.43m )

UPVC double glazed window to front, radiator and carpeted flooring.

## En-Suite

UPVC double glazed window to side, shower cubicle, wash hand basin, WC, vinyl flooring and wall mounted heated towel rail.

## Bedroom Three

11' 3" x 7' 7" ( 3.43m x 2.31m )

UPVC double glazed window to rear, sky light, carpet and radiator.

## En-Suite

Shower cubicle, wash hand basin, WC, vinyl flooring and wall mounted heated towel rail.

## Outside

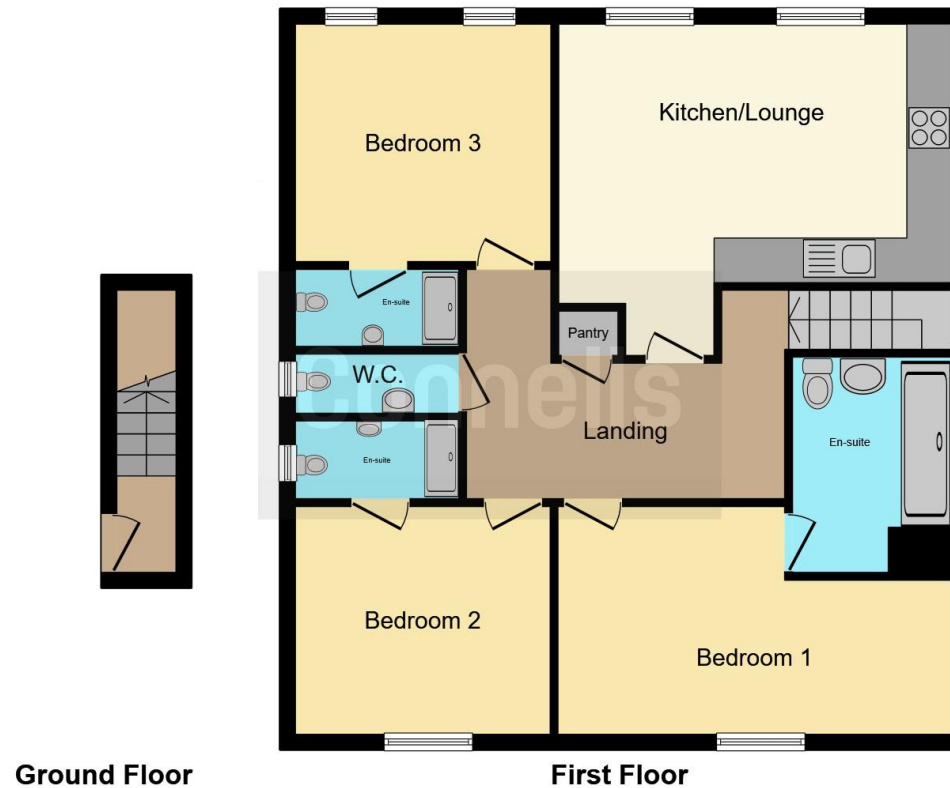
Allocated parking.











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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01733 314 775**  
**E [peterborough@connells.co.uk](mailto:peterborough@connells.co.uk)**

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO312086](http://connells.co.uk/Property/PBO312086)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Sep 2017. 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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Property Ref: PBO312086 - 0004