



Connells

Regency House Princes Gate
Peterborough

Regency House Princes Gate Peterborough PE1 4DY

for sale
£200,000



Property Description

Connells are happy to present this well-appointed two bedroom first floor apartment. It offers spacious and comfortable living, perfect for professionals, couples or small families. It offers easy access to local amenities.

Upon entering the apartment, you are met with the entrance hall leading through to the lounge and kitchen. The kitchen is well equipped with ample storage and integrated appliances. The living area offers generous space for entertaining or relaxing with plenty of natural light.

The property features three bedrooms, one of which benefits from an en-suite shower room providing privacy and convenience and a separate bathroom.

Outside, the flat comes with allocated parking ensuring a designated spot for your vehicle.

This flat is perfect for those looking for a low maintenance property with the essential amenities.

Featuring an entrance hall, lounge, kitchen with ample workspace, three bedrooms, the master equipped with en-suite and bathroom, this apartment is great for families and home movers alike. Close to the City Centre and Train Station as well as local amenities and convenient transport links

Lounge

10' 7" x 17' 7" (3.23m x 5.36m)

Window to side, balcony to rear, carpet and radiator.

Kitchen

13' 10" x 11' 9" (4.22m x 3.58m)

Two windows to the rear, radiator, oven with gas hob and hood, vinyl flooring, tiled walls, sink/drain, integrated washing machine, dishwasher and fridge/freezer, high and low level storage with workshops over.

Bedroom One

10' 5" x 12' 7" (3.17m x 3.84m)

Window to rear, carpet and radiator.

En-Suite

Shower cubicle, wash hand basin, WC and chrome heated towel rail.

Bedroom Two

11' 8" x 10' 11" (3.56m x 3.33m)

Window to front, radiator and carpet.

Bedroom Three

8' x 11' 5" (2.44m x 3.48m)

Window to front, carpet and radiator.

Bathroom

Two windows to the side, tiled walls, vinyl flooring, wash hand basin, WC and bath.

Outside

Allocated parking space.









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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14 Cowgate
 PETERBOROUGH PE1 1NA

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/PBO312115](https://www.connells.co.uk/Property/PBO312115)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. 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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