



**Connells**

Park Road  
Peterborough





## Property Description

Connells are happy to present this well-appointed one bedroom, first floor apartment. It offers spacious and comfortable living, perfect for professionals, couples or individuals. Located close to the City Centre & Train Station, it offers easy access to local amenities and transport links.

Upon entering the flat, you are met with the entrance hall leading through to the open plan lounge, kitchen and dining area. 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 one bedroom and shower room with rainfall shower.

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.

Connells are happy to present this one bedroom, first floor apartment in Park Road. Accommodation comprises of an entrance hall, lounge/kitchen/diner and shower room with rainfall shower. Close to the City Centre the apartment comes with allocated parking. Call to view 01733 314775

## Entrance Hall

Laminate flooring and door to front.

## Lounge/Kitchen/Diner

17' 5" x 12' 9" ( 5.31m x 3.89m )

Two windows to the side, laminate flooring, integrated washer/dryer and fridge/freezer, high and low level storage with worktops over, sink/drain, wall mounted boiler and radiator.

## Bedroom One

9' 1" x 12' 10" ( 2.77m x 3.91m )

Window to side, carpet, radiator and fitted wardrobes.

## Shower Room

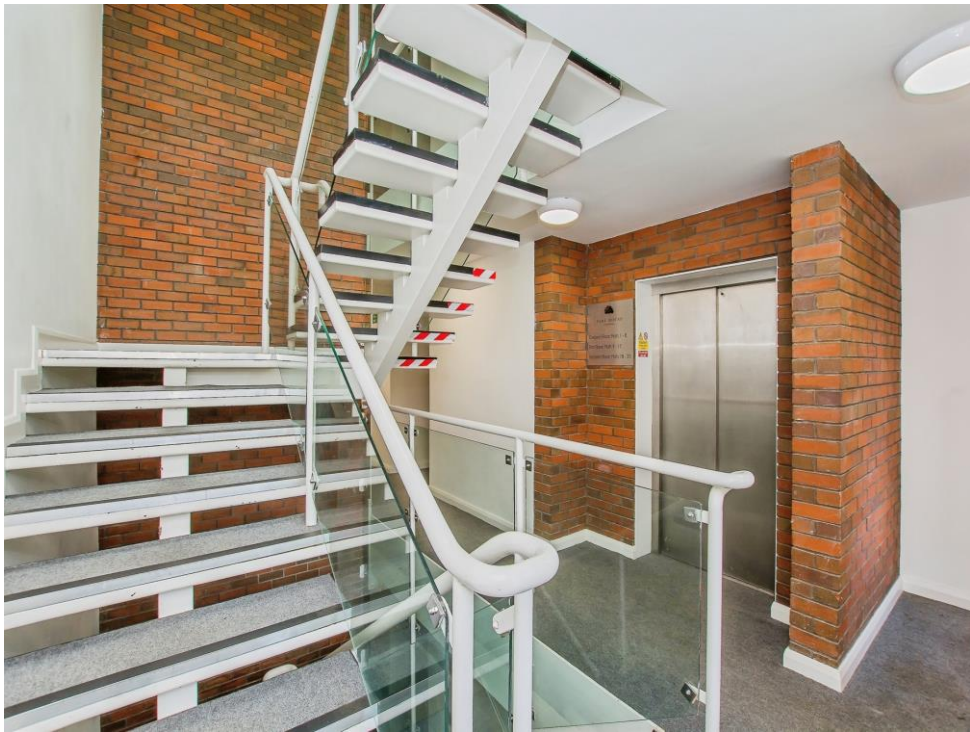
Tiled flooring and walls, chrome heated towel rail, wash hand basin, WC, extractor fan, shower cubicle with rainfall shower.

## Parking

Allocated (fee applies)

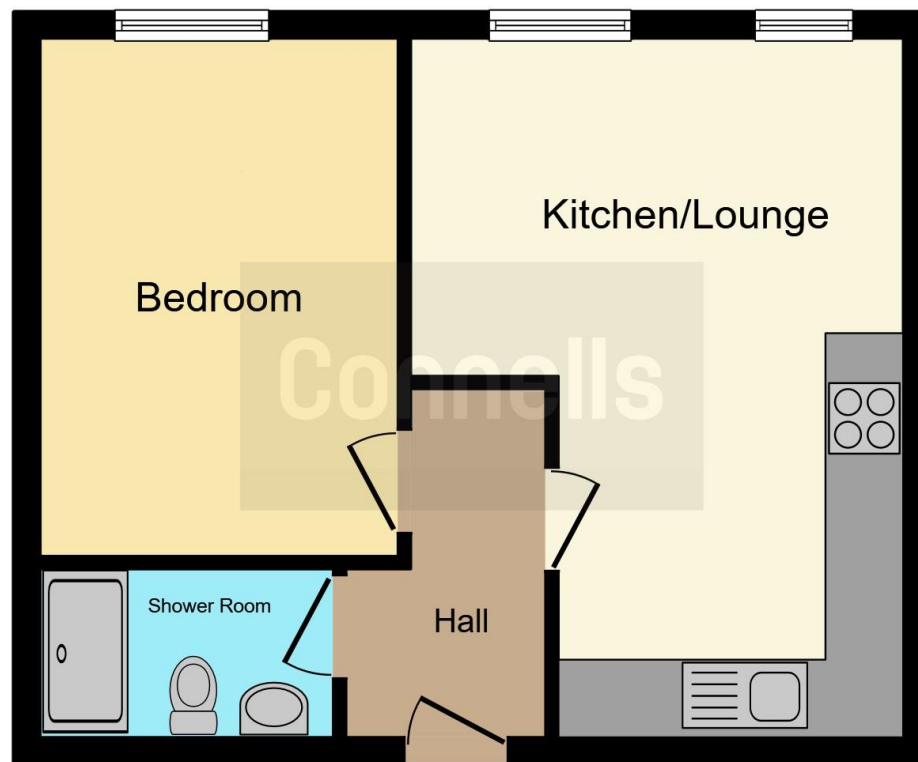












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)**

14 Cowgate  
 PETERBOROUGH PE1 1NA

EPC Rating: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO312238](http://connells.co.uk/Property/PBO312238)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 25 Mar 2016. 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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