



**Connells**

Henry Court Henry Street  
Peterborough





## Property Description

Connells are happy to present this well-appointed one bedroom ground floor flat. It offers spacious and comfortable living, perfect for professionals or couples. 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 lounge and kitchen. The kitchen is well equipped with ample storage. The living area offers generous space for entertaining or relaxing with plenty of natural light.

The property features one bedroom and a separate bathroom.

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

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

Connells are happy to present this well-appointed one bedroom, ground floor flat. Accommodation comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. Outside is an enclosed rear garden and allocated parking. Close to local amenities and good transport links.

## Entrance Hall

Carpet, door to front and storage shelves.

## Lounge

9' 3" x 13' 2" ( 2.82m x 4.01m )

Window to front, radiator and carpet.

## Kitchen

6' 7" x 12' 7" ( 2.01m x 3.84m )

Window to rear, vinyl flooring, radiator, sink/drain, high and low level storage with worktops over, electric radiator, wall mounted boiler.

## Bedroom One

9' 4" x 9' 3" ( 2.84m x 2.82m )

Door to rear, carpet and radiator.

## Bathroom

WC bath, wash hand basin, WC, tiled walls, vinyl flooring and radiator.

## Outside

## Rear Garden

Patio area, not overlooked.

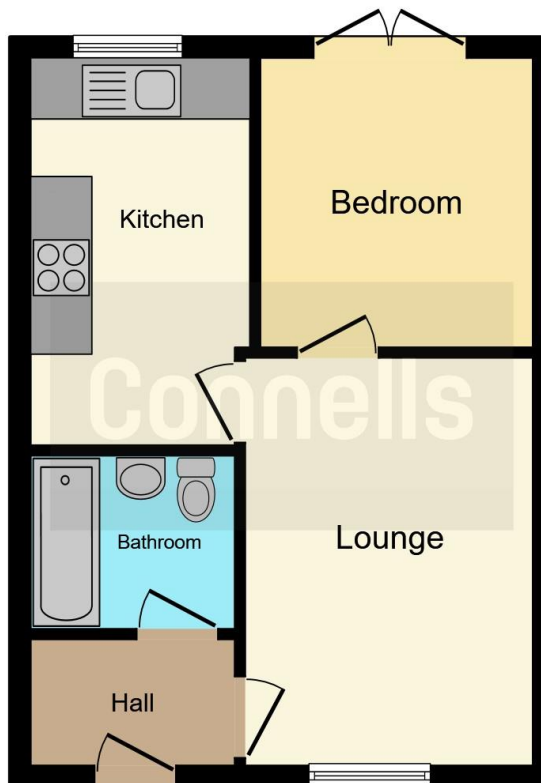












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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14 Cowgate  
 PETERBOROUGH PE1 1NA

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 1650.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO312269](http://connells.co.uk/Property/PBO312269)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1994. 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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