

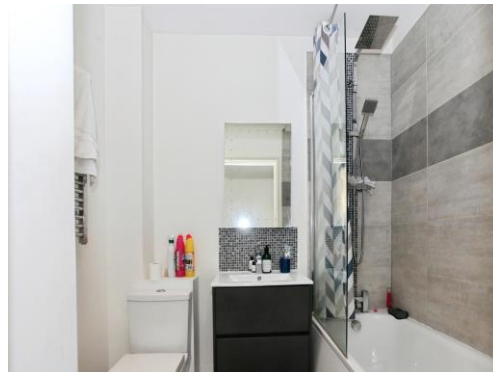


Connells

Geneva House Park Road
Peterborough

Geneva House Park Road Peterborough PE1 2UX

for sale
£160,000



Property Description

This well-appointed first-floor flat is ideally situated in the heart of the city centre, offering both convenience and comfort. The property boasts a thoughtfully designed layout comprising two generously sized bedrooms, making it ideal for professionals, couples, or small families.

Bedroom 1 benefits from a private en-suite, complete with a shower, toilet, and sink, providing added privacy and convenience. Bedroom 2 is located adjacent to the main shower room, which is similarly equipped and easily accessible from the hallway.

The standout feature of this flat is the open-plan kitchen/diner/lounge, a spacious and versatile area perfect for relaxing, entertaining, or working from home. The kitchen is fitted with essential appliances and ample counter space, seamlessly integrated into the living area to create a modern and sociable environment.

Accessed via a central hallway, the flat offers a practical flow between rooms, enhancing the sense of space and functionality. With its prime location and well-balanced layout, this property presents an excellent opportunity for city living.

Entrance Hall

Boiler cupboard.

Kitchen/Lounge/Diner

19' 8" x 13' 2" (5.99m x 4.01m)

Two windows to the rear, integrated dishwasher, oven with induction hob and hood, high and low level storage with worktops over.

Bedroom Two

11' 1" x 7' 7" (3.38m x 2.31m)

Window to rear, carpet and built in wardrobe.

Bedroom One

10' 6" x 10' 6" (3.20m x 3.20m)

Built in wardrobe, window.

En-Suite

Bath with rainfall shower over, WC, heated towel rail, wash hand basin.

Bathroom

Shower, WC, wash hand basin, heated towel rail.

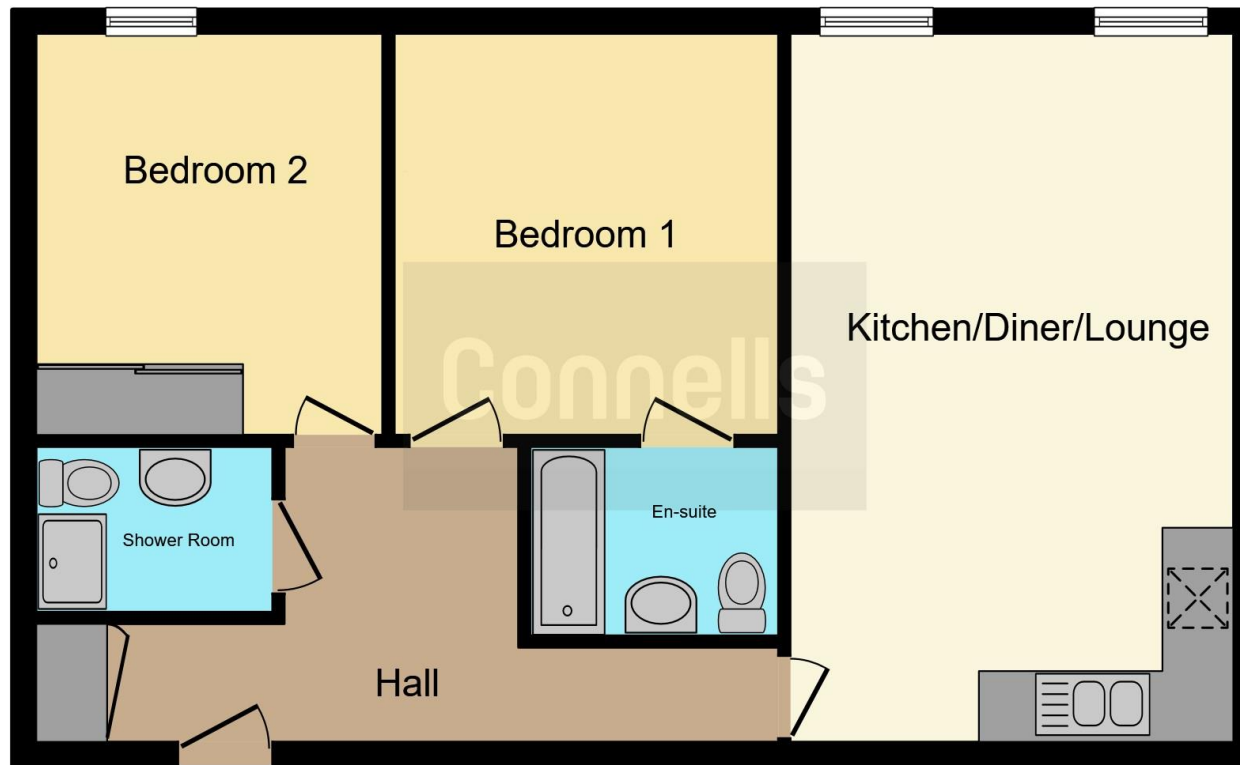
Outside

Off road 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

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:
 1100.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312538

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PBO312538 - 0003