







## Property Description

Attention Investors, First Time Buyers & Downsizers

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. Located in a sought-after area, it offers easy access to local amenities, transport links and green spaces.

Upon entering the apartment, 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 appliances. The living area offers generous space for entertaining or relaxing with plenty of natural light.

The property features two 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.

## Entrance Hall

Two storage cupboard, carpet and door to front.

## Lounge/Kitchen/Diner

14' x 18' ( 4.27m x 5.49m )

Two windows to the side, laminate flooring, spotlights, space for washing machine, wall mounted boiler, two radiators, sink/drain, integrated fridge/freezer, high and low level storage with worktops over, oven with gas hob and cooker hood.

## Bedroom One

14' 1" max x 10' 4" max ( 4.29m max x 3.15m max )

Window to side, radiator, carpet and fitted wardrobe.

## Bedroom Two

10' 8" x 9' 11" ( 3.25m x 3.02m )

Window to side, radiator and carpet.

## En-Suite

Spotlights, extractor fan, wash hand basin, WC, shower cubicle, laminate flooring, tiled walls and radiator.

## Bathroom

Laminate flooring, spotlights, tiled walls, radiator, wash hand basin and WC.

## Outside

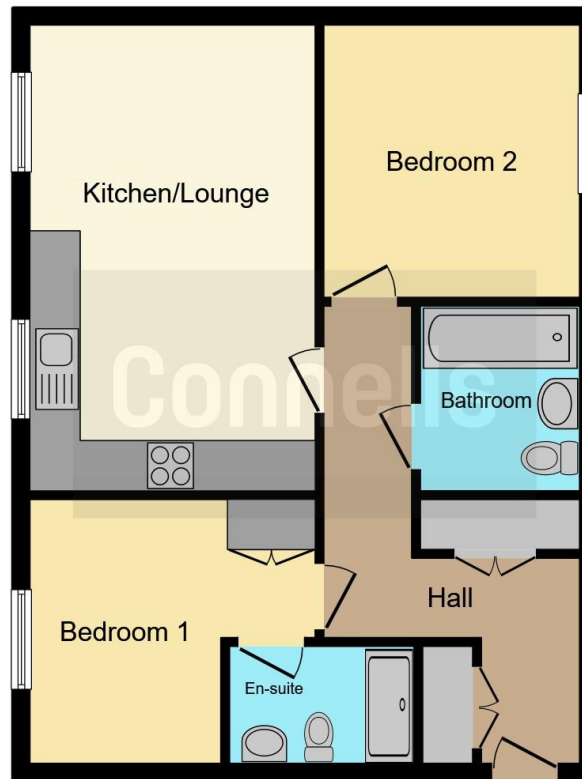
Allocated parking











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

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14 Cowgate  
 PETERBOROUGH PE1 1NA

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1685.52

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO312547](http://connells.co.uk/Property/PBO312547)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 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.

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Property Ref: PBO312547 - 0004