



ENTRANCE HALL

LIVING ROOM

KITCHEN

BATHROOM

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2



**Woodcock Holmes**  
 First Floor Offices, 4 Office Village  
 Hampton, Peterborough PE7 8GX  
 01733 303111  
 info@woodcockholmes.co.uk

**rightmove**  
 find your happy

**The Property Ombudsman**

**Zoopla**

**THE GUILD PROPERTY PROFESSIONALS**

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**Apex House Oundle Road**  
 Peterborough, PE2 8AT  
 £995 Per Month





## Apex House Oundle Road Peterborough PE2 8AT

Standing tall in Peterborough city centre, with fantastic views and spacious living accommodation - this 6th floor apartment is a must view and suits first time buyers and investment purchasers perfectly

- TWO BEDROOMS
- CITY CENTRE LOCATION
- ALLOCATED PARKING
- FANTASTIC CITY VIEWS
- GOOD CONDITION THROUGHOUT
- ENSUITE TO MAIN BEDROOM
- OPEN PLAN LIVING
- VIDEO TOUR AVAILABLE

Viewings: By appointment  
£995 Per Month

### ENTRANCE HALL

Laminate flooring, sockets, storage heater and airing cupboard. Doors to:

### LIVING ROOM

12'0" x 14'0"  
Laminate flooring, sockets, TV point, telephone point, storage heater and uPVC double glazed windows to front overlooking City.

### KITCHEN

11'6" x 5'6"  
Fitted with a range of matching base and eye level units with worktop above. Stainless steel sink with mixer taps and drainer. Integrated electric oven and hob with extractor fan above. Integrated washing machine. Laminate flooring, tiled surround, sockets and spotlights.

### BATHROOM

7'10" x 5'6"  
Fitted three piece suite comprising panel bath with mixer taps and shower above, low level WC, wash hand basin, heated towel rail, tiled floor, tiled surround, mirror with lighting, spotlights and extractor fan.

### BEDROOM 1

12'2" x 9'8"  
Newly laid carpet, sockets, electric radiator, telephone point and uPVC double glazed windows overlooking city.

### ENSUITE

Fitted three piece suite comprising shower cubicle, wash hand basin with mixer taps and low level WC. Tiled floor, electric radiator, spotlights and extractor fan.

### BEDROOM 2

6'7" x 9'8"  
Newly laid carpet, sockets, electric radiator and two uPVC double glazed windows overlooking city.

### SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

### MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	75	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC