

for sale

offers in excess of **£115,000**



Flat 2 Church Street Thorney Peterborough PE6 0QB

Brimming with charm and character is this lovely Grade II listed apartment located in the heart of Thorney Village. The property is on the first floor and comprises of one bedroom, lounge/diner, fitted kitchen and shower room. A perfect first time purchase. Call to view 01733 579412



Flat 2 Church Street Thorney Peterborough PE6 0QB

Entrance

Entrance into the main building where there is a storage cupboard and stairs to the first floor. Door into the entrance hall. Wall mounted electric radiator, exposed beams and leading to the bathroom, lounge/diner, kitchen and bedroom.

Lounge / Diner

18' 10" max irr shaped room x 13' 1" max irr shaped room (5.74m max irr shaped room x 3.99m max irr shaped room)
Wall mounted electric heater, feature fireplace with wooden surround, TV and telephone points, picture rails, exposed beams and twin aspect original sash windows to front and side.

Kitchen

10' x 6' 4" (3.05m x 1.93m)

Comprising a range of matching wall and base level units, concealed lighting to the wall units, worktops and a single drainer sink with a mixer tap over. Built in oven, grill, four ring hob and extractor. Plumbing for washing machine, breakfast bar area, space for a fridge freezer, exposed beams and sash window to the front.

Bedroom

10' 3" x 7' 5" (3.12m x 2.26m)

TV point, exposed beams, sash window to the front and doorway to the wardrobe area.



Wardrobe Area

7' 6" x 3' 5" (2.29m x 1.04m)

Wall mounted electric radiator, smooth ceiling with recess lighting and sash window to the front.

Shower Room

8' 11" max x 7' 1" irr shaped room (2.72m max x 2.16m irr shaped room)

Comprising of a three piece suite to include a shower cubicle with waterfall head and detachable hose, a wash hand basin with taps over, tiled splashbacks and set within a vanity unit and a WC. Exposed beams and frosted window to the rear.

Agents Note

The property is held in a leasehold title, the Freehold of which is owned by 21 Church St (Peterborough) Management Ltd. The buyer will become a member of the Management Company along with the other leaseholders and will take on certain duties and responsibilities.





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

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Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305484 - 0003

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/WRN305484

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Aug 2016. Should you require 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.

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