

Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

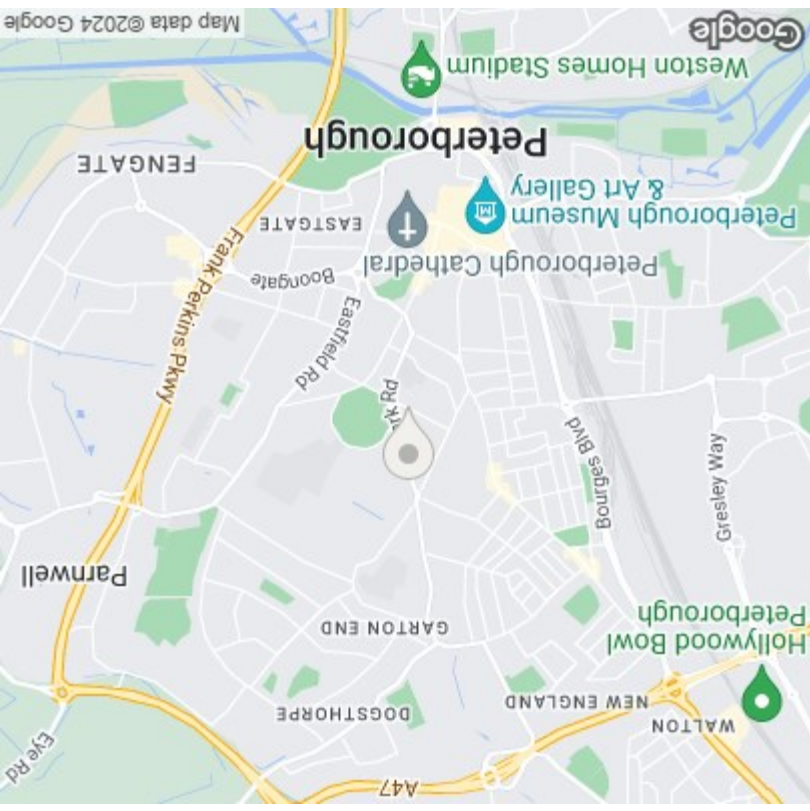
Energy Efficiency Rating	
Current	Assumed
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC  
The energy indicator - higher ratings mean lower costs

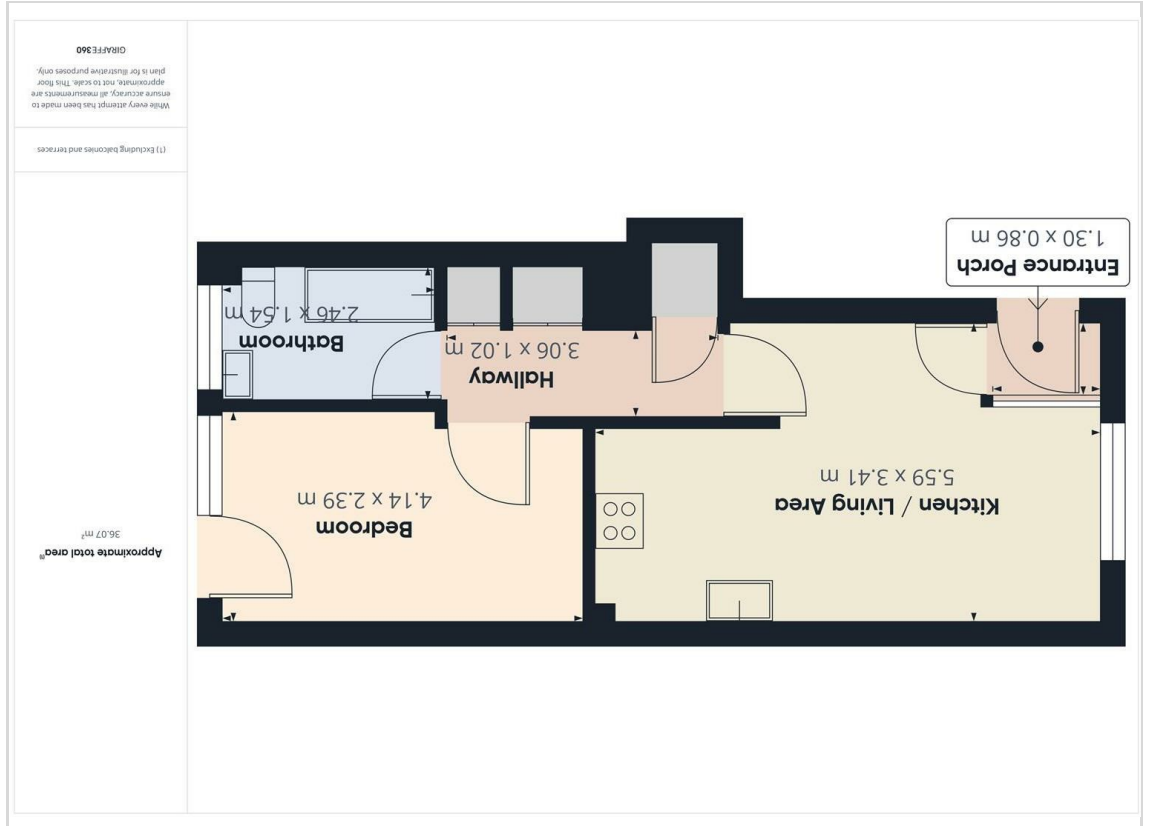
Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

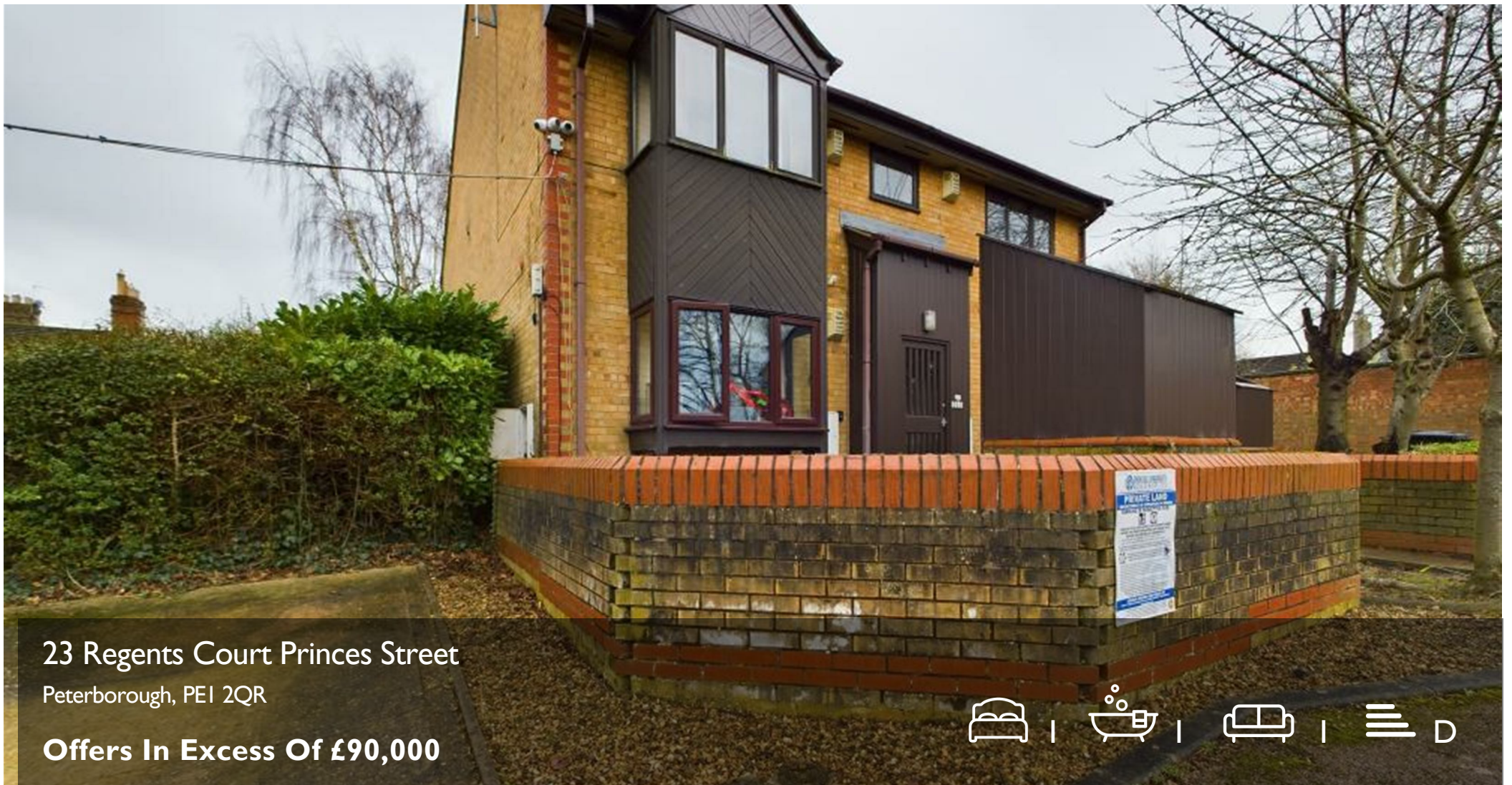
Viewing



Area Map



Floor Plan



23 Regents Court Princes Street  
Peterborough, PE1 2QR  
Offers In Excess Of £90,000



## 23 Regents Court Princes

**Street**  
Peterborough, PE1 2QR

\*\*\* Offered to the market with No Forward Chain! \*\*\*

City and County are pleased to market this ONE BEDROOMED GROUND FLOOR APARTMENT WITH PARKING, located in PETERBOROUGH CITY CENTRE! Surrounded by local amenities, Central Park, Peterborough train station and the new university. There is also a local school nearby. This home would be perfect for a young couple, first time buyers, downsizers, or even an investor looking to increase their portfolio!

The property briefly comprises, an entrance porch, three storage cupboards and a separate main bedroom that leads into the private rear garden. There is an open plan kitchen/dining/living room which is fitted with a range of matching base and eye level units, with space for a fridge/freezer, a tumble dryer, washing machine, and oven with an electric hob and an extractor hood over. The bathroom is fitted with a three-piece suite comprising, a WC, a wash hand basin, and a bath with a shower over. Outside offers an allocated parking space to the rear and shared gardens. Please call today to book your viewing. Virtual tour available!

### Entrance Porch

4'3" x 2'9"

### Kitchen/Living Area

18'4" x 11'2"

### Hallway

10'0" x 3'4"

### Bedroom

13'6" x 7'10"



### Bathroom

8'0" x 5'0"

### EPC - D

61/73

### Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 90 years left

Ground rent £33.50 per annum

Service charge £2065.20 per annum

