



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. The copyright of all details, photographs and floorplans remain exclusive to City & County. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Total area: approx. 927.1 sq. feet

Flat 6, 105 Park Road, Peterborough, PE1 2TR
£165,000

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City and County are pleased to present this fantastic opportunity to purchase a TWO bedroom third floor apartment situated in a CITY CENTRE location within walking distance to the main line Railway Station. The property briefly comprises of, Entrance Hall, TWO Double Bedrooms, Kitchen, Bathroom and a Lounge/Diner. This property would make a perfect first time buy and there is also off-road parking. Please call to arrange a viewing!

Entrance Hall

Hardwood entrance door. Radiator, fitted carpet, coving to textured ceiling and open plan to a Storage cupboard, doors to:

Lounge

17'7" x 13'2" (5.36m x 4.01m)

uPVC obscure double glazed window to the rear. Fireplace, radiator, fitted carpet and textured ceiling.

Kitchen

7'8" x 12'4" (2.34m x 3.77m)

uPVC double glazed window to the side. Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl stainless steel sink with single drainer. Space for fridge, freezer, washing machine, tumble dryer and a freestanding cooker with extractor hood over, laminate flooring and textured ceiling.

Master Bedroom

13'6" x 13'3" (4.12m x 4.04m)

uPVC double glazed window to the front. Radiator, fitted carpet and textured ceiling.

Bedroom 2

13'11" x 16'6" (4.24m x 5.03m)

uPVC double glazed window to the rear. Double radiator, fitted carpet and textured ceiling.

Bathroom

Fitted with a three piece suite comprising of, bath, wash hand basin and close coupled WC, tiled surround, radiator and laminate flooring.

Outside

To the front of the property, the garden is graveled and enclosed by a low-level brick wall and part metal fencing and a driveway providing access to the rear. To the rear of the property, there is a graveled parking area which is enclosed and provides plenty of space for off-road parking.

EPC

Energy Efficiency Rating: D

