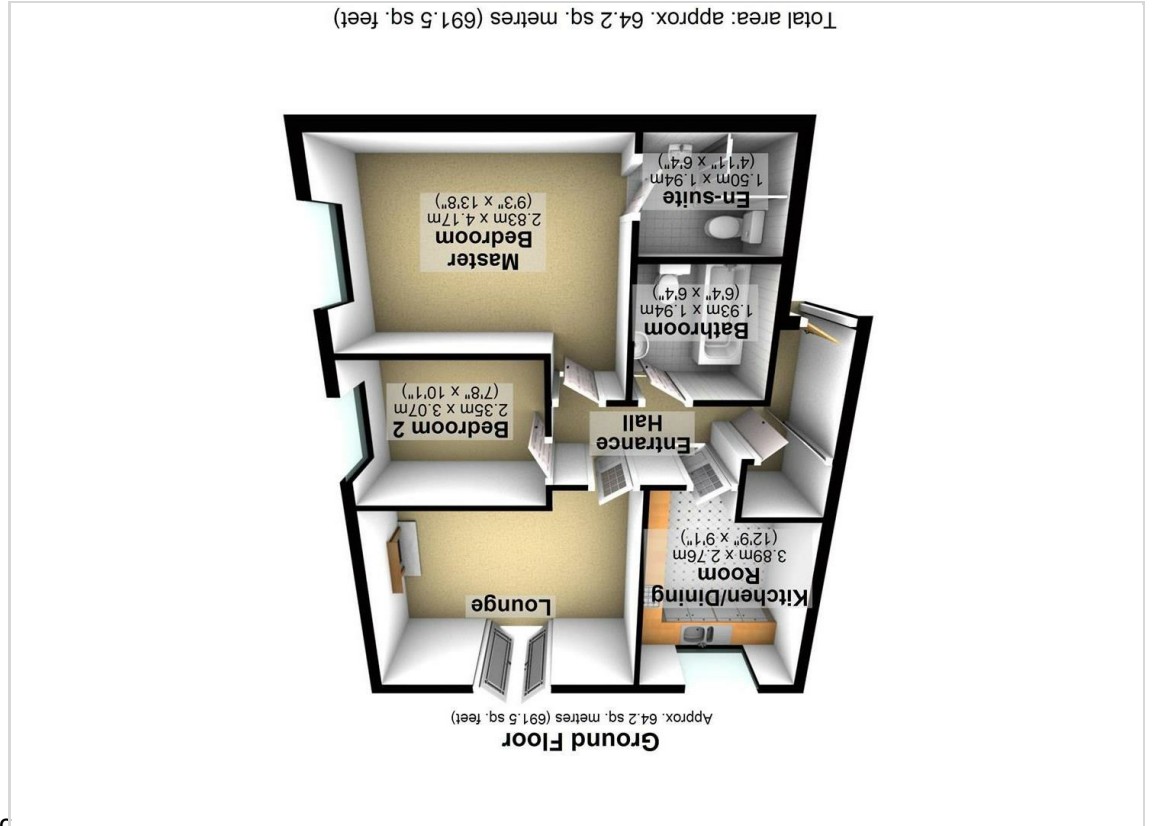


England & Wales	
Energy Efficiency Rating	Current
A	84
B	79
C	
D	
E	
F	
G	

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



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



Apartment 4 Thorpe Road  
Peterborough, PE3 6DF

Offers In Excess Of £170,000



## Apartment 4 Thorpe Road

Peterborough, PE3 6DF

\*Offers between £170,000 and £180,000 will be considered.\* City and County are pleased to present this immaculately presented TWO bedroom apartment located within walking distance to Peterborough City Centre & train station. This would make a fantastic home for first time buyers or someone looking for an easy commute to London! It benefits from being within walking distance to local amenities and schooling. The property briefly comprises entrance hall, bathroom, lounge with Juliette balcony, kitchen/dining room and TWO double bedrooms with an en-suite to the master. Outside benefits from allocated parking, communal gardens and single garage. The property benefits from uPVC double glazing throughout, fitted carpets and tiled flooring. Please call the office to arrange an internal viewing today.

### Entrance Hall

Hardwood entrance door to the front. Electric radiator and a double door to a storage cupboard. Doors to:

### Bathroom

6'4" x 6'4"

Fitted with a three piece suite comprising bath with shower over and folding glass screen, pedestal wash hand basin and close coupled WC. Tiled surround, heated towel rail and tiled flooring

### Master Bedroom

9'3" x 13'8"

uPVC double glazed window to the side. Electric radiator. Door to:



### En-suite

4'11" x 6'4"

Fitted with a three piece suite comprising pedestal wash hand basin, shower cubicle and close coupled WC. Tiled surround, heated towel rail and tiled flooring

### Bedroom Two

7'9" x 10'1"

uPVC double glazed window to the side. Electric radiator

### Lounge

12'9" x 14'9"

uPVC double glazed double doors to the rear. Fireplace and electric radiator

### Kitchen/Dining Room

12'9" x 9'1"

uPVC double glazed window to the rear. Electric radiator

### EPC: C

79/84

### Tenure

Leasehold

Service Charge: To be confirmed

Ground Rent: To be confirmed

Length of lease remaining: To be confirmed

\*The information is provided via the vendor at the time of marketing, and the exact figures should be obtained via your solicitor and the management pack when a sale is agreed.

