



## 53 Church Street, Peterborough, PE2 8GH

**£130,000**

IDEAL FIRST TIME PURCHASE! This MODERN one bedroom, FIRST FLOOR apartment is within walking distance of the City centre and would make the ideal first time purchase. There is 26' OPEN PLAN LOUNGE/KITCHEN which has a covered BALCONY ideal for sitting out on. There is also ALLOCATED parking which is accessed via ELECTRIC GATES.

### Communal Entrance

A security entrance phone allows access to the communal hallway with stairs to property.

### Entrance Hall

The front door leads into the hallway which has internet connection points and double doors giving access to cupboards with hot water tank and plumbing for washing machine. There is also an electric radiator.

### Open Plan Lounge/Kitchen 26'1" x 14'10" narrowing to 12'9" x 8'2" (7.95m x 4.52m narrowing to 3.89m x 2.49m)



The open plan "L" shaped lounge/kitchen is a light and airy room with space for a table when entertaining.

Kitchen Area..... The kitchen has a range of base and wall mounted units along with integrated appliance's comprising of, oven, hob, extractor hood, fridge/freezer and dishwasher. There is also a double glazed window.

Lounge Area..... There are double glazed doors which lead out to the covered balcony which over looks fields to the rear and is ideal for sitting out on at the end of a hard day. There is a further double glazed window and electric radiator.

### Balcony



The covered balcony overlooks fields to the rear.

### Bedroom 10'11" x 9'6" (3.33m x 2.90m)



Double glazed window to rear aspect and electric radiator.

### Bathroom 9'5" x 5'8" (2.87m x 1.73m)



Consisting of a bath with separate shower over, low level WC, pedestal wash hand basin and heated towel rail.

### Allocated Parking

Accessed via electric gates there is an allocated parking space.

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: A

LENGTH OF LEASE: 125 Years from 2007

ANNUAL GROUND RENT: £150

ANNUAL SERVICE CHARGE AMOUNT: £1100

### PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must

satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

#### **Offer Procedure**

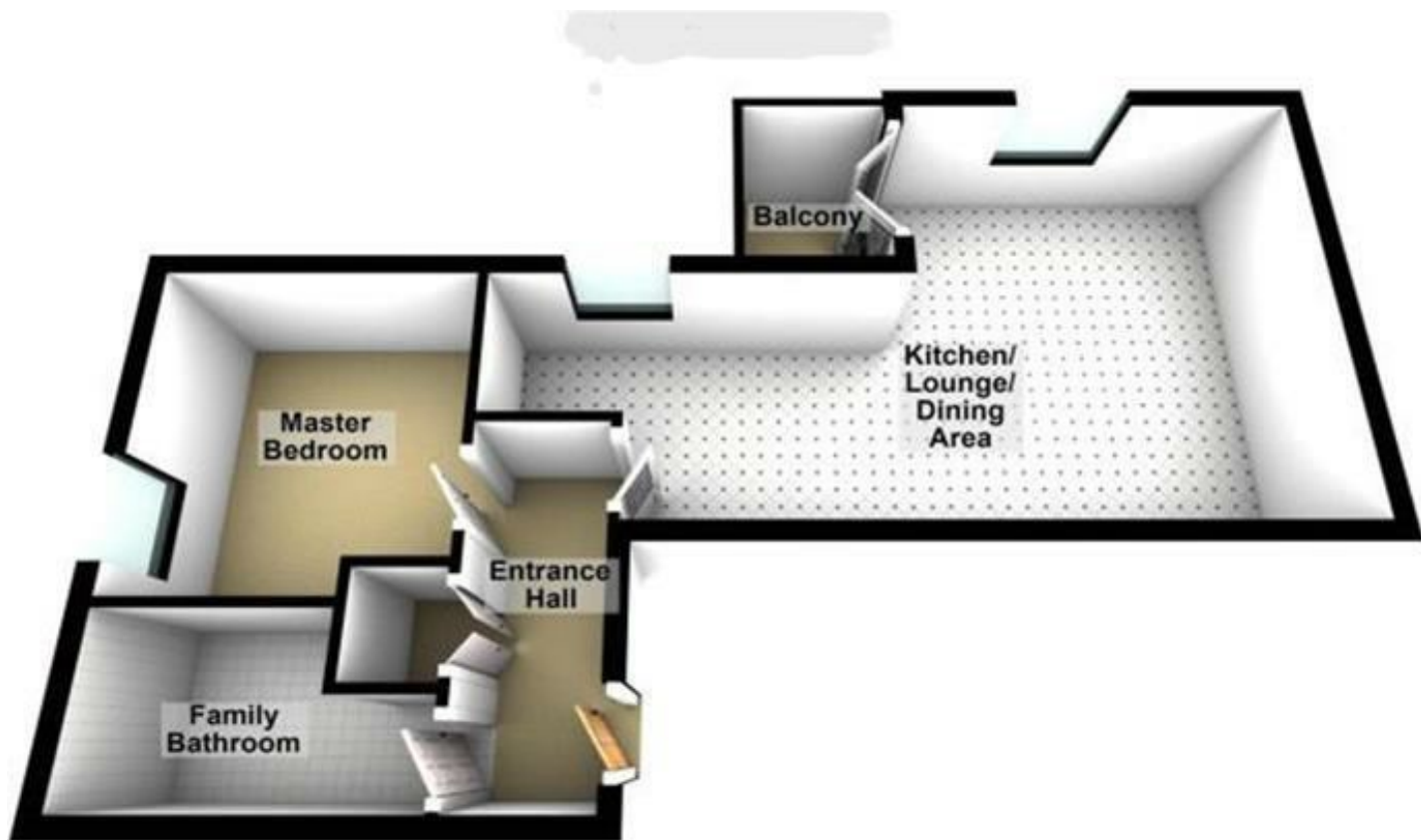
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

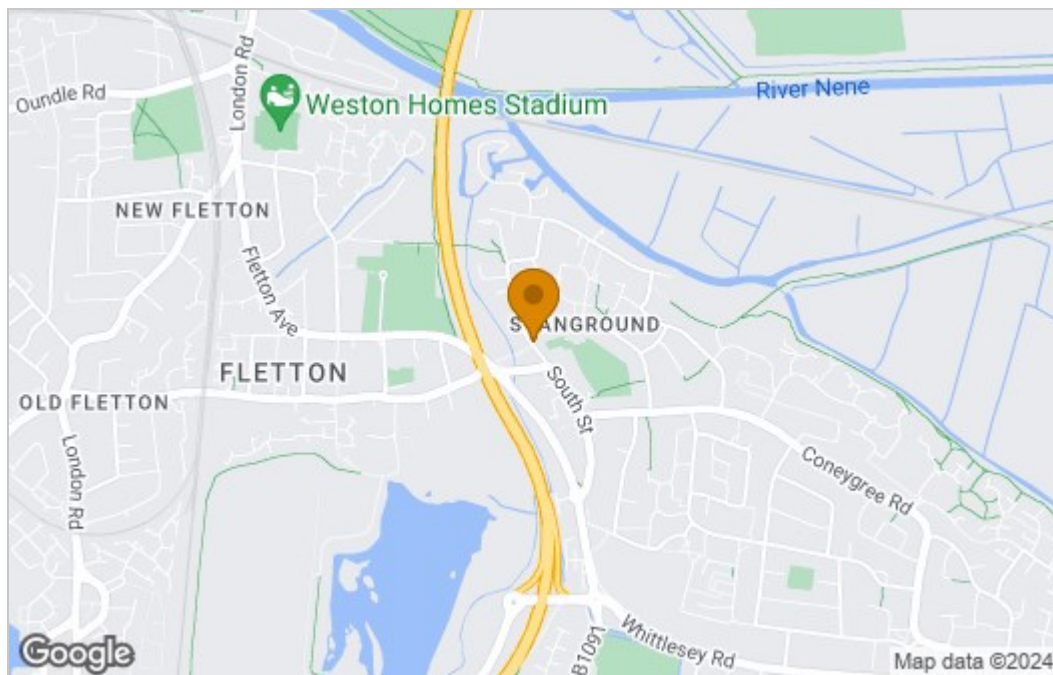
#### **Property Postcode**

For location purposes the postcode of this property is: PE2 8GH

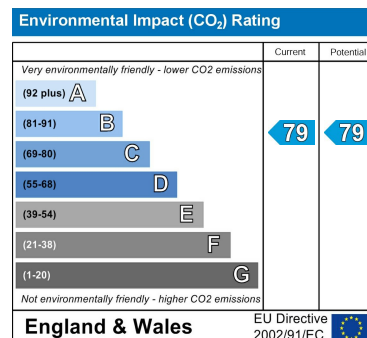
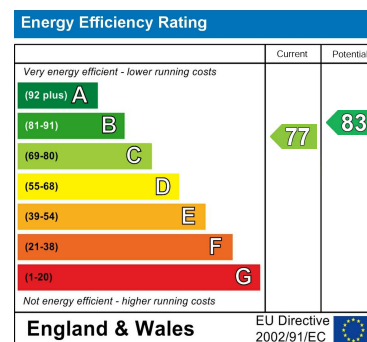
## Floor Plan



## Area Map



## Energy Efficiency Graph



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