



**Connells**

Saddle Court  
Peterborough



## Property Description

### Stylish and comfortable

With beautiful form and brilliant function this first floor flat is being offered for sale in standout condition. The current owner has been fastidious with the property's presentation making a stylish and comfortable interior with well-planned accommodation comprising reception hall, lounge/diner, modern fitted kitchen with built in appliances & a well fitted three piece bathroom. The large bedroom is welcoming and looks onto the garden. Outside the property benefits from an allocated parking space and a communal garden. A stunning home in a village location - call 01733 579412 to view.

## Entrance Hall

Half glazed leaded and patterned UPVC double glazed door from door into entrance hall with radiator, telephone point, three separate storage cupboards, one houses the gas boiler which services the hot water and central heating system and another which is a walk in cupboard, Coving to textured ceiling with access to loft & mains fed smoke alarm. Doors into lounge/diner, bedroom, bathroom & kitchen.

## Kitchen

Comprising a range of matching wall and base level units with kick board heater, worktops and a one & a half single drainer sink with mixer taps over and tiled splashbacks. Built in stainless steel Bosch oven, grill, 4-ring gas hob & extractor hood above, plumbing for a washing machine, space for a half standing fridge,, radiator, coving to textured ceiling and UPVC double glazed window to the front.

## Bathroom

Being fully tiled and comprising of a three piece suite to include a bath with mixer tap over and shower attachment with shower screen, a wash hand basin with mixer tap over set within a vanity unity with inset mirror to the wall plus a WC with dual flush. Heated towel rail, coving to textured ceiling with recess lighting and frosted UPVC double glazed window to the front.

## Lounge/Diner

Radiator, TV and cable points, coving to smooth ceiling with mains fed smoke alarm and UPVC double glazed window to the rear overlooking to communal garden.

## Bedroom

Radiator, coving to smooth ceiling and UPVC double glazed window to the rear overlooking to communal garden.

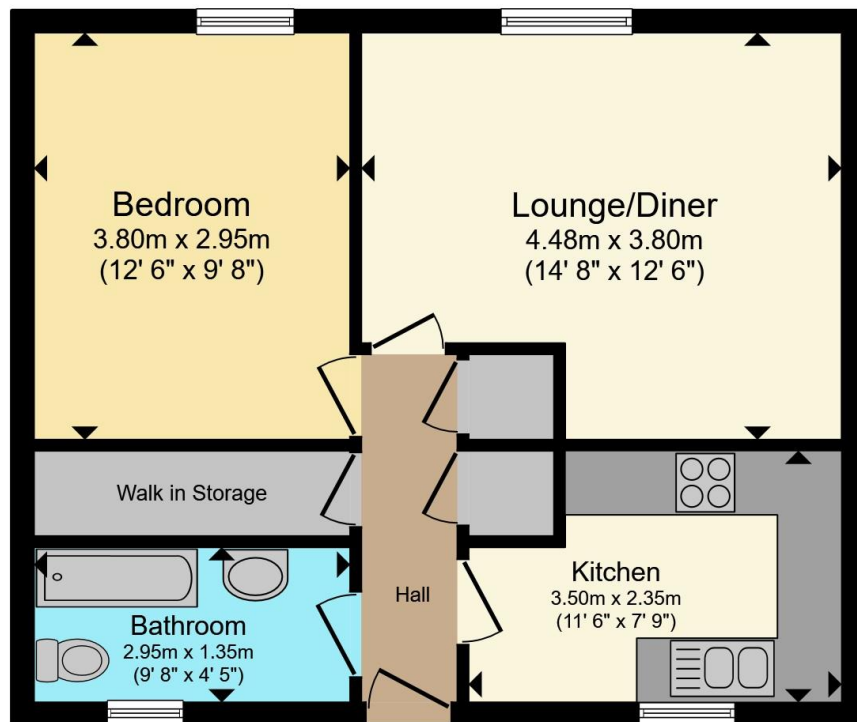
## Outside

There is use of a communal garden & secure allocated parking space.









Total floor area 47.1 m<sup>2</sup> (507 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01733 579412**  
**E [werrington@connells.co.uk](mailto:werrington@connells.co.uk)**

Unit 6 Staniland Way Werrington  
 PETERBOROUGH PE4 6NA

EPC Rating: C Council Tax  
 Band: A

Service Charge: 945.12 Ground Rent:  
 78.76

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WRN303397](http://connells.co.uk/Property/WRN303397)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Aug 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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