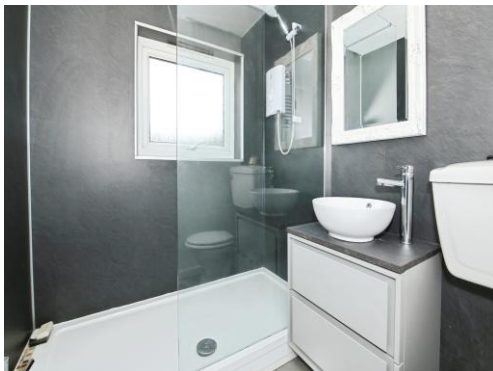




**Connells**

Shrewsbury Court Shrewsbury Avenue  
Peterborough



## Property Description

Located in the popular Orton Longueville area of Peterborough, this well-presented first-floor one-bedroom apartment offers a practical layout, bright living spaces, and excellent access to local amenities and transport links. Ideal for first-time buyers, investors, or those seeking a low-maintenance home, the property benefits from communal gardens, residential parking, and a garage en bloc.

The apartment opens into a welcoming hallway leading to the bathroom and lounge/diner. The spacious lounge/diner is positioned at the front of the home, featuring dual windows that allow plenty of natural light and creating a comfortable space for relaxing or entertaining. Adjacent to the lounge is a separate fitted kitchen, neatly arranged with worktop space, storage units, and space for appliances.

The bedroom is positioned at the rear of the property, offering a peaceful environment overlooking the communal grounds. A well-appointed shower room is located off the hallway, alongside a useful storage cupboard/airing cupboard.

Externally, the property offers access to well-maintained communal gardens, providing a pleasant outdoor space for residents. There is also communal parking available, as well as the valuable addition of a garage en bloc, perfect for secure parking or additional storage.

With its practical layout, bright interior, and desirable location, this apartment makes a fantastic home or investment opportunity.

## Entrance Hall

Door to apartment.

## Lounge/Diner

Window to the front, carpet and radiator.

## Kitchen

Window to the rear, high and low level storage with worktops over, integrated dishwasher, space for appliances, tiled splashbacks, induction hob, hood.

## Bedroom

Window to front, storage, carpet and radiator.

## Shower Room

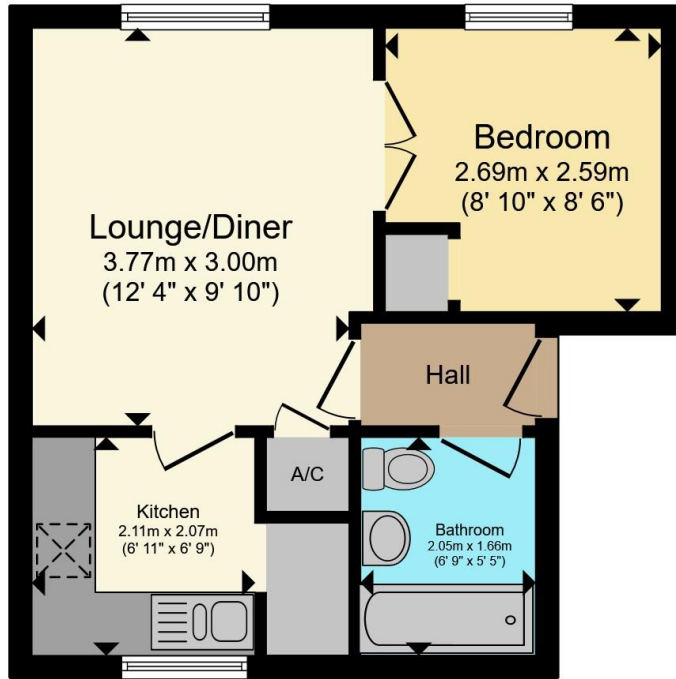
Walk in shower cubicle with glass screen and power shower, wash hand basin, WC, window and heated towel rail.

## Outside

## Communal Gardens

## Garage En Bloc





### 1st Floor

Total floor area 31.5 m<sup>2</sup> (339 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)



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14 Cowgate  
 PETERBOROUGH PE1 1NA

EPC Rating: E Council Tax Band: A

Service Charge: 108.00 Ground Rent: 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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