

for sale

£100,000



Monument Court Monument Street Peterborough PE1  
4NB

A well-presented one-bedroom ground floor flat located close to the city centre, featuring an open-plan lounge/kitchen/diner, modern bathroom, communal gardens, and allocated parking. No onward chain.

# Monument Court Monument Street Peterborough PE1 4NB

## Lounge/Kitchen/Diner

12' x 15' 11" ( 3.66m x 4.85m )

Window to front, storage cupboard and carpet. Kitchen - Window to front, sink/drainer, tiled flooring, high and low level storage with worktops over. Oven with hob and hood, space for washing machine/fridge/freezer and tiled walls.

## Bedroom One

10' 2" x 9' ( 3.10m x 2.74m )

Window to rear, carpet and radiator.

## Bathroom

Window to rear, bath with shower over, tiled walls, wash hand basin, WC and heated towel rail.

## Outside

Communal gardens and allocated parking.







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01733 314 775**  
**E [peterborough@connells.co.uk](mailto:peterborough@connells.co.uk)**

14 Cowgate  
 PETERBOROUGH PE1 1NA

Property Ref: PBO312333 - 0005

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Mar 1992. 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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