



Connells

Regents Court
Peterborough



Property Description

Connells are happy to present this well-appointed one bedroom maisonette. It offers spacious and comfortable living, perfect for professionals or couples. Located close to the City Centre, it offers easy access to local amenities and good transport links.

Upon entering the flat via its own entrance, you are met with the entrance hall leading through to the study/office area. Stairs to the lounge and kitchen. The kitchen is well equipped with ample storage and appliances. The living area offers generous space for entertaining or relaxing with plenty of natural light.

The property features one bedroom and a separate bathroom. Outside, the flat comes with communal garden and permit parking.

This flat is perfect for those looking for a low maintenance property with the essential amenities.

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Entrance Hall

Door to front, laminate flooring and stairs to first floor.

Storage Cupboard

Lounge

Windows to front and rear, carpet and electric wall heater.

Kitchen

Oven with electric hob and hood, high and low level storage with worktops over, sink/drain, laminate flooring, window to side, space for washing machine/fridge/freezer.

Bedroom One

Window to front, carpet and electric wall heater.

Bathroom

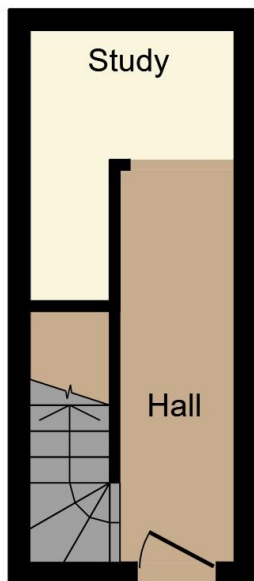
Bath with shower over and glass screen, laminate flooring, wash hand basin, WC, extractor fan, window to rear and tiled splashbacks.

Outside

Allocated/Residents Parking

Communal Garden





Ground Floor



First Floor

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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: A

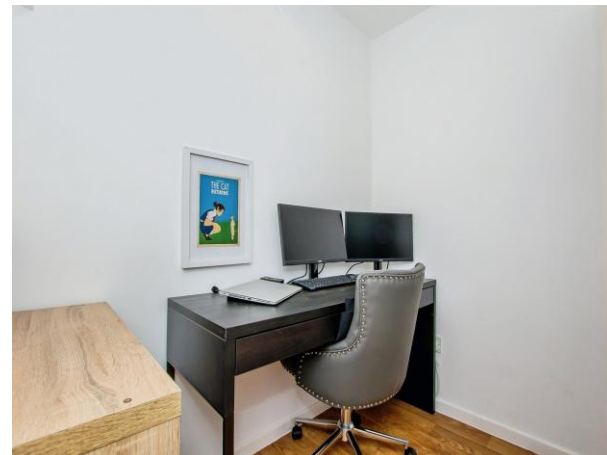
Service Charge:
 1100.00

Ground Rent:
 76.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312718

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1989. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: PBO312718 - 0007