



COMMUNAL AREA

ENTRANCE PORCH

HALLWAY

LIVING ROOM

KITCHEN

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

BATHROOM



Woodcock Holmes

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Water End
Peterborough, PE3 6GQ
£189,995



Water End Peterborough PE3 6GQ

A well-located ground floor apartment in the sought-after Thorpe Meadows area, offering two bedrooms, private outdoor space, and excellent access to the city centre and transport links.

- GROUND FLOOR APARTMENT
- BEAUTIFUL COMMUNAL GROUNDS
- ALLOCATED PARKING
- SHOWER ROOM ENSUITE TO MAIN BEDROOM
- TWO BEDROOMS
- WALKING DISTANCE TO PETERBOROUGH TRAIN STATION
- NO FORWARD CHAIN
- CALL OUR SALES TEAM TO VIEW

Viewings: By appointment
£189,995

ENTRANCE PORCH

Door to front, storage cupboard, door to hallway:

HALLWAY

2'6" x 15'6"

Fitted carpet, electric heater, access to:

LIVING ROOM

12'4" x 14'6"

Double glazed patio doors leading to courtyard area, fitted carpet, electric heater, access to kitchen:

KITCHEN

10'9" x 6"

Double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted oven, fitted hob, fitted extractor, fitted sink drainer, space for appliances, splashback tiles behind worktops.

BEDROOM 1

10'1" x 9"

Double glazed window to rear, fitted carpet, fitted wardrobe spaces, electric heater, access to ensuite:

ENSUITE SHOWER ROOM

6'11" x 3'4"

Three piece suite with WC, wash hand basin, shower cubicle.

BEDROOM 2

7" x 11'3"

Double glazed window to front, fitted carpet, electric heater.



BATHROOM

8'11" x 5'1"

Four piece suite with WC, wash hand basin, bidet, bath.

OUTSIDE

Allocated parking, visitors parking, communal grounds with lawn areas and pond space, courtyard area enclosed off the rear of the living room.

TENURE

Leasehold - 89 years remaining.

SERVICES

Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC