



Connells

Royal Court
PETERBOROUGH



Property Description

This well-presented two-bedroom first-floor maisonette offers spacious, modern accommodation and is ideal for first-time buyers, downsizers, or investors. Accessed via a private entrance and hallway on the ground floor, the property opens up to a bright and versatile living space on the first floor.

The layout features a generous lounge positioned to the front of the home, offering ample room for both relaxation and entertaining. To the rear, a contemporary kitchen/dining room provides a functional and sociable cooking and dining space.

Both bedrooms are well proportioned, with Bedroom One sitting conveniently close to the kitchen/dining area and Bedroom Two positioned near the lounge, making it a flexible option for guests, a child's room, or a home office. The bathroom is centrally located between both bedrooms for ease of use.

Externally, the property benefits from allocated parking, providing convenience and security for residents. With its practical layout, private entrance, and desirable parking arrangement, this maisonette offers comfortable living in a well-connected location.

Entrance Hall

Door and window to front and stairs to first floor.

Lounge

Two windows to the front, carpet and radiator.

Kitchen

Window to the rear, airing cupboard, high and low level storage with worktops over, vinyl flooring, spotlights, oven with induction hob and hood, tiled splashbacks, stainless still sink/drainer with 1 and 1/2 basin.

Bedroom One

Window to rear, carpet and radiator.

Bedroom Two

Window to front, carpet and radiator.

Bathroom

Bath with rainfall shower over, WC, tiled splashbacks, wash hand basin, WC and vinyl flooring.

Outside

Parking

Allocated two spaces.





Total floor area 66.6 m² (717 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

Connells



To view this property please contact Connells on

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EPC Rating: B Council Tax Band: B

Service Charge: 780.00 Ground Rent: 200.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/PBO312623](https://www.connells.co.uk/Property/PBO312623)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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