



Connells

Albany Walk
Peterborough



Property Description

This well-presented one-bedroom first floor flat offers a practical and well-proportioned layout, making it an ideal purchase for first-time buyers, investors or those seeking single occupancy living.

Accessed via a welcoming entrance hall, the property flows into a spacious living room providing a comfortable and versatile area for both relaxation and entertaining. The separate kitchen is positioned off the hallway and offers a functional layout with ample storage and workspace.

The bedroom is a generous double room, offering plenty of space for furnishings and benefiting from a pleasant outlook. The accommodation is completed by a modern bathroom fitted with a three-piece suite.

Externally, the property benefits from allocated parking, adding convenience for residents and visitors alike.

Overall, this is a fantastic opportunity to acquire an easy-to-maintain home in a layout that suits a variety of buyers.

'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

Storage cupboard and laminate flooring.

Lounge

Bay window to front/rear and window to side, laminate flooring, electric heater and open plan to kitchen.

Kitchen

High and low level storage with worktops over, oven with induction hob, cooker hood, laminate flooring, stainless steel sink/drainage with mixer tap, space for washing machine/dishwasher.

Bedroom One

Window to front/rear, laminate flooring and electric heater.

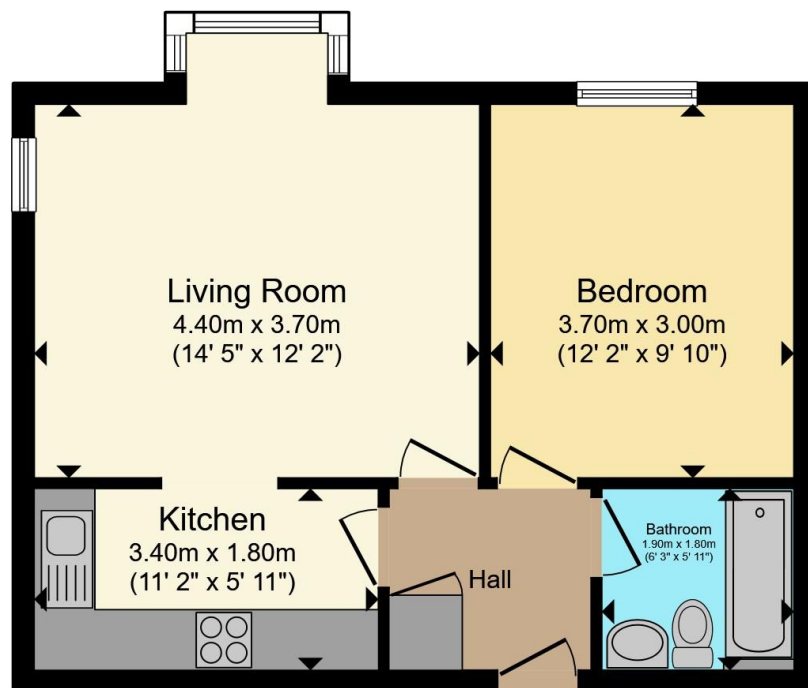
Bathroom

Bath, WC, wash hand basin and tiled walls.

Outside

Allocated Parking



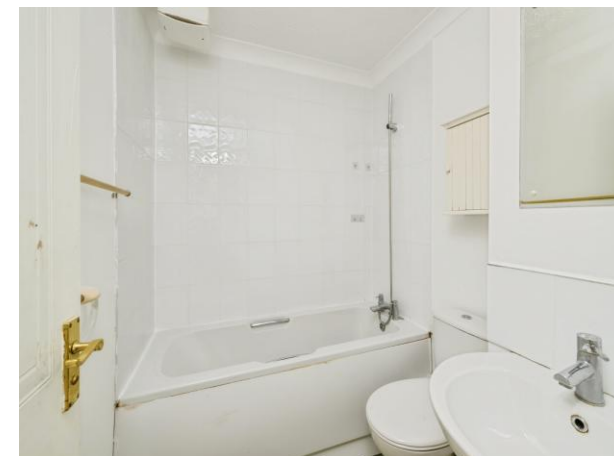


Ground Floor

Total floor area 43.0 m² (463 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: A

Service Charge: 960.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312950

This is a Leasehold property with details as follows; Term of Lease 198 years from 29 May 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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