



Connells

Flamborough Close
Woodston Peterborough

Flamborough Close Woodston Peterborough PE2 9LP

for sale guide price
£110,000



Property Description

Situated on the second floor, this well-proportioned flat offers comfortable and practical living space, ideal for first-time buyers or investors alike. The entrance hall to the property leads to a corridor from which the other rooms are accessed.

The property features a generous lounge/diner, providing ample space for both seating and dining areas, creating a bright and versatile living environment. The separate fitted kitchen is conveniently positioned off the hallway and is well laid out for everyday use with a fitted dishwasher, electric oven and hob.

There are two bedrooms, including a main bedroom and a further second bedroom which could also be utilised as a home office, nursery or guest room. The property is served by a family bathroom fitted with a bath with electric shower over, wash hand basin and WC. The property also benefits from modern storage heaters in the hallway and lounge and UPVC double glazing throughout.

Externally, the property benefits from a fenced communal garden to the rear, providing outdoor space for residents, along with the added advantage of allocated parking located at the side of the building.

Walking distance to local shops, doctors and City Centre. Overall, the flat offers a well-balanced layout with good-sized accommodation throughout.

Entrance Hall & Corridor

Airing cupboard with hot water tank and storage, storage cupboard and electric storage heater.

Lounge/Diner

UPVC double glazed windows on two aspects, electric storage heater, laminate flooring.

Kitchen

UPVC double glazed window, high and low-level storage with worktops over, stainless steel sink drainer with mixer tap, built-in electric oven and hob, built-in dishwasher, tiled walls and laminate flooring.

Bedroom One

UPVC double glazed window, built-in wardrobe, carpet.

Bedroom Two

UPVC glazed window, carpet.

Bathroom

Bath with electric shower over, WC, wash hand basin, heated towel rail, tiled walls, vinyl flooring.

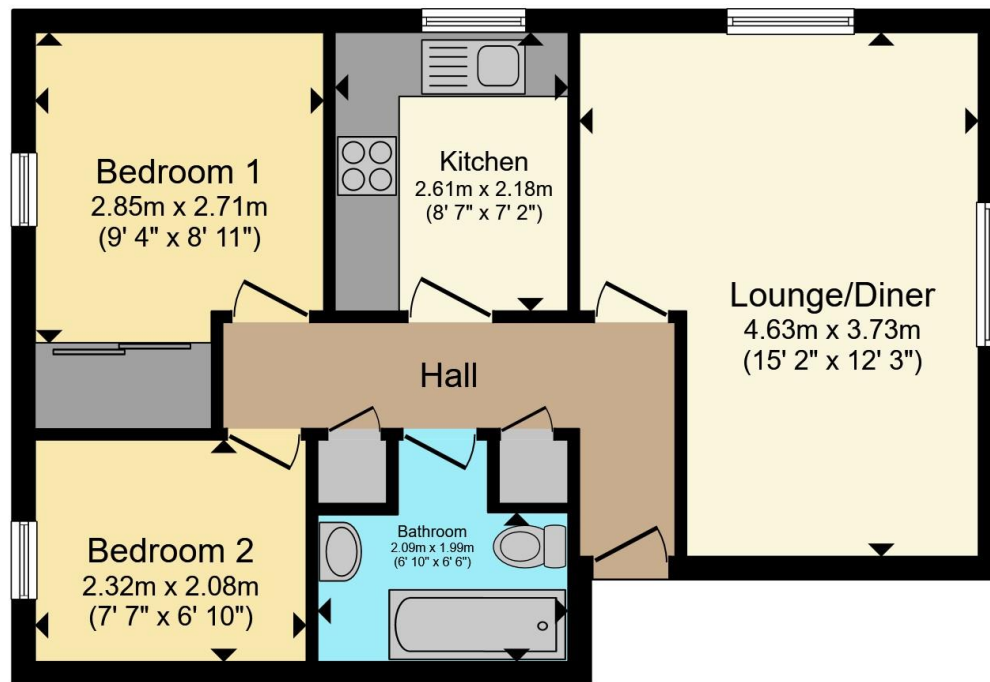
Outside

Allocated parking to side, communal garden.

Agent Note

'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.'



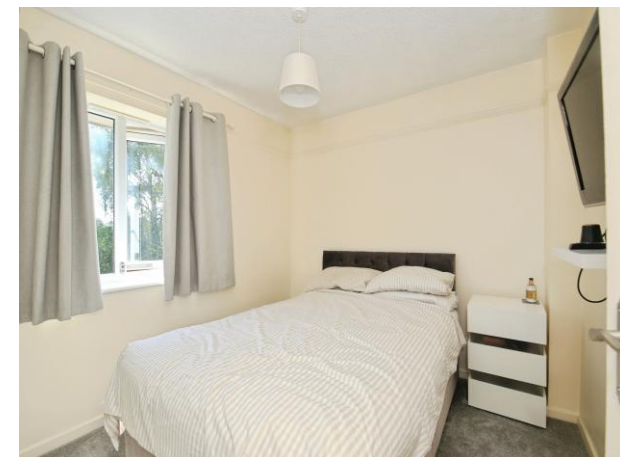
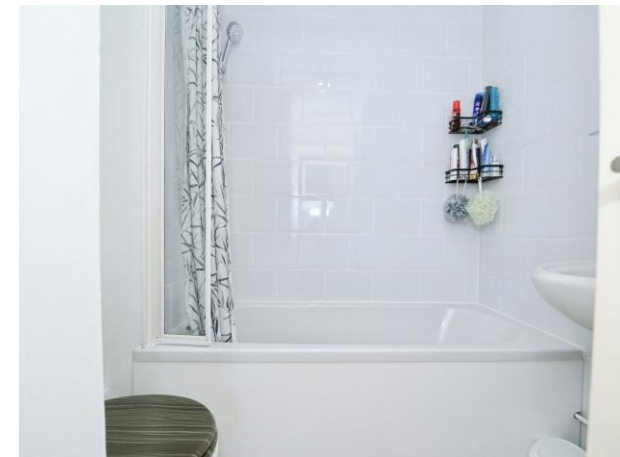


2nd Floor

Total floor area 48.1 m² (518 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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14 Cowgate
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EPC Rating: D

Council Tax
Band: A

Service Charge:
1449.32

Ground Rent:
262.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312974

This is a Leasehold property with details as follows; Term of Lease 100 years from 11 Apr 2018. 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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