



**Connells**

Whalley Street  
Peterborough



### Property Description

This well-presented one-bedroom ground floor flat offers modern, open-plan living in a convenient and accessible location. The property features a welcoming hallway that leads through to a spacious open-plan kitchen/diner/lounge. This bright and sociable space includes a fitted kitchen area and ample room for both dining and relaxation, making it ideal for first-time buyers, downsizers or investors alike.

The bedroom is positioned to the rear of the property, offering a peaceful and well-proportioned space with direct access to an outdoor storage area, providing excellent practicality. A neatly designed bathroom sits just off the hallway, completing the internal layout.

Externally, the property benefits from allocated parking, providing convenient off-street parking for residents. As a ground floor flat with its own entrance area and external storage, this home offers a rare combination of comfort, convenience and ease of access.

Well-located for local amenities, transport links and green spaces, this property represents an ideal low-maintenance home or buy-to-let opportunity.

SOLD WITH TENANTS IN SITU

### Entrance Hall

Laminate flooring, door to front and loft hatch,

### WC

Window to side, WC, wash hand basin, laminate flooring, water tank and WC.

### Kitchen/Lounge/Diner

20' 10" x 8' 5" ( 6.35m x 2.57m )  
Window to side, storage cupboard, tiled walls, spotlights, electric heater, oven, electric hob and hood, stainless steel sink/drainage with mixer tap, high and low level storage, space for washer/dryer/fridge/freezer and laminate flooring.

### Bedroom One

14' 8" max x 7' 4" ( 4.47m max x 2.24m )  
Window to side, laminate flooring, electric heater, spotlights, storage cupboard and shower cubicle with electric shower.





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](http://www.focalagent.com)

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: 1200.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO311957](http://connells.co.uk/Property/PBO311957)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Jul 1988. 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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