



**Connells**

St Judes Court Station Road  
Whittlesey Peterborough



### Property Description

The historic Fenland town of Whittlesey has a great community feel with the annual Straw Bear festival and BusFest event. There is also a great range of shops, pubs and restaurants in the town along with a library, museum, swimming pool and gym. Whittlesey also has 3 primary schools and a secondary school, which offers post 16 education. Whittlesey has great transport links with a bus service and a train station. It is a 20 minute drive away from Peterborough city centre and its location provides easy access to the A1, which is great for commuters.

### Entrance Hall

With wooden flooring, intercom and thermostat. Storage cupboard with tiled flooring, water tank and fuse box. Doors leading to the kitchen/living room, bedroom one, bedroom two and the bathroom.

### Kitchen / Living Room

Irregular Shaped Room 22' 4" maximum x 12' 4" maximum ( 6.81m maximum x 3.76m)  
An open plan room with a kitchen and living area. The kitchen has a range of matching wall and base units with worktop over, single oven and hob with an extractor hood over, fridge freezer, washing machine and dishwasher. Wooden flooring with underfloor heating, spot lights and two windows to the side.



### Bedroom One

17' maximum x 9' 9" maximum ( 5.18m maximum x 2.97m maximum )  
With a window to the rear and wooden flooring. Door leading to the en suite.

### En Suite

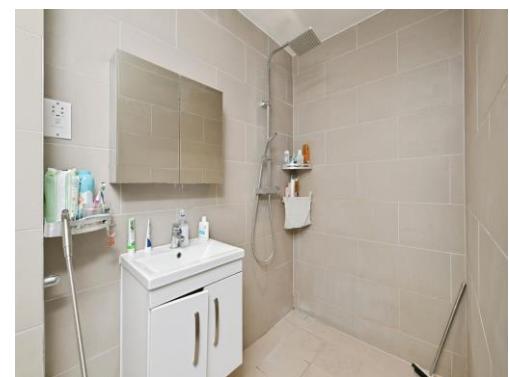
Wet room with a rainfall shower, wc, wash hand basin in vanity unit, towel rail, spotlights and tiled floor.

### Bedroom Two

17' x 9' 1" ( 5.18m x 2.77m )  
With a window to the rear and wooden flooring

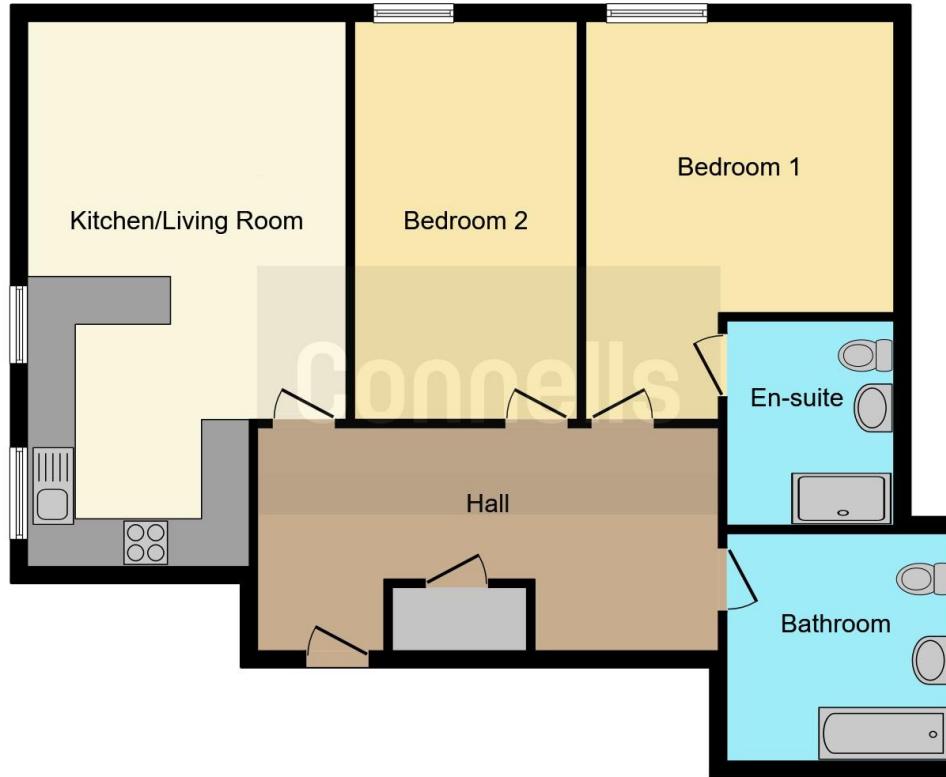
### Bathroom

Part tiled with a wc, bath with shower over, wash hand basin, towel rail, shave point, spotlights and tiled floor. Restricted head height.









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)

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14 Cowgate  
 PETERBOROUGH PE1 1NA

EPC Rating: C    Council Tax  
 Band: B            Service Charge: Ask  
 Agent            Ground Rent: 900.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HAH305927](http://connells.co.uk/Property/HAH305927)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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