



**Connells**

Geneva House Park Road  
Peterborough



## Property Description

This well-appointed first-floor flat is ideally situated in the heart of the city centre, offering both convenience and comfort. The property boasts a thoughtfully designed layout comprising two generously sized bedrooms, making it ideal for professionals, couples, or small families.

Bedroom 1 benefits from a private en-suite, complete with a shower, toilet, and sink, providing added privacy and convenience. Bedroom 2 is located adjacent to the main shower room, which is similarly equipped and easily accessible from the hallway.

The standout feature of this flat is the open-plan kitchen/diner/lounge, a spacious and versatile area perfect for relaxing, entertaining, or working from home. The kitchen is fitted with essential appliances and ample counter space, seamlessly integrated into the living area to create a modern and sociable environment.

Accessed via a central hallway, the flat offers a practical flow between rooms, enhancing the sense of space and functionality. With its prime location and well-balanced layout, this property presents an excellent opportunity for city living.

## Entrance Hall

Boiler cupboard.

## Kitchen/Lounge/Diner

19' 8" x 13' 2" ( 5.99m x 4.01m )

Two windows to the rear, integrated dishwasher, oven with induction hob and hood, high and low level storage with worktops over.

## Bedroom Two

11' 1" x 7' 7" ( 3.38m x 2.31m )

Window to rear, carpet and built in wardrobe.

## Bedroom One

10' 6" x 10' 6" ( 3.20m x 3.20m )

Built in wardrobe, window.

## En-Suite

Bath with rainfall shower over, WC, heated towel rail, wash hand basin.

## Bathroom

Shower, WC, wash hand basin, heated towel rail.

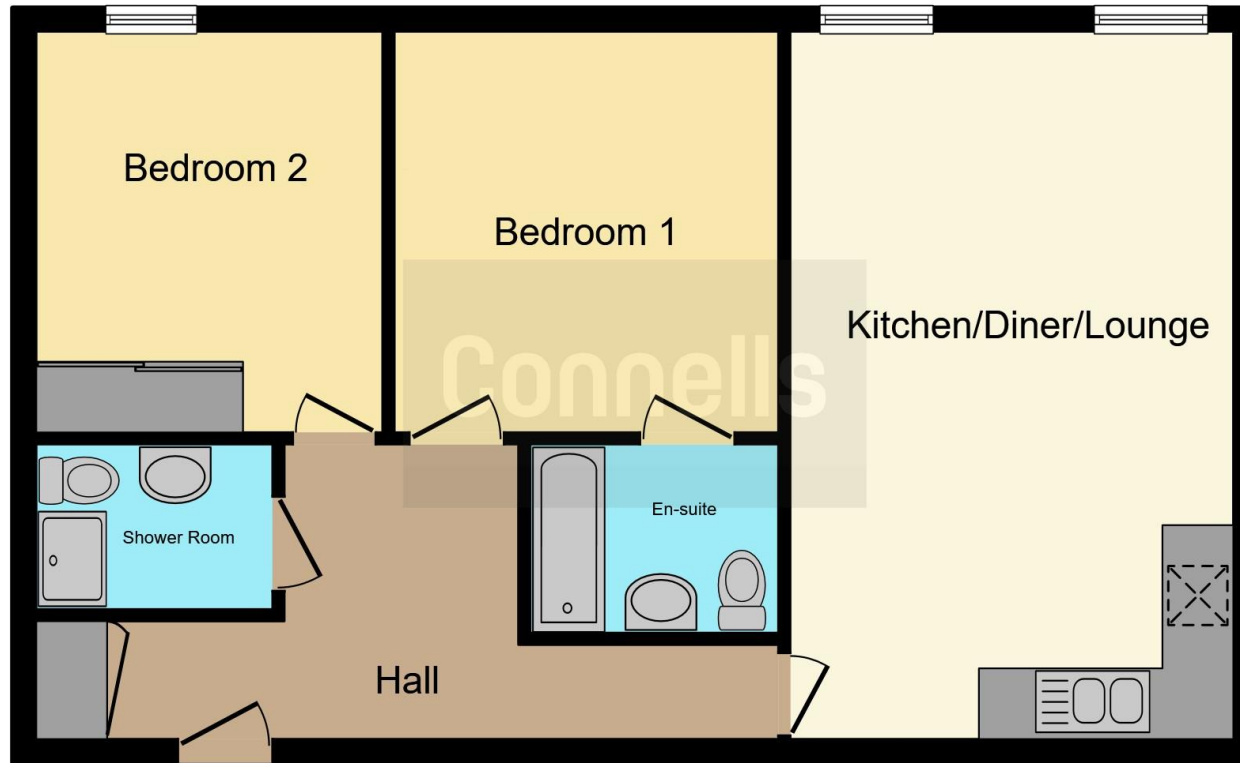
## Outside

Off road parking.









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14 Cowgate  
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EPC Rating: C Council Tax Band: A

Service Charge: 1100.00

Ground Rent: 250.00

Tenure: Leasehold

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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.



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Property Ref: PBO312538 - 0004