



**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.

## 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/drainer with mixer tap, space for washing machine/dishwasher.

## Bedroom One

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

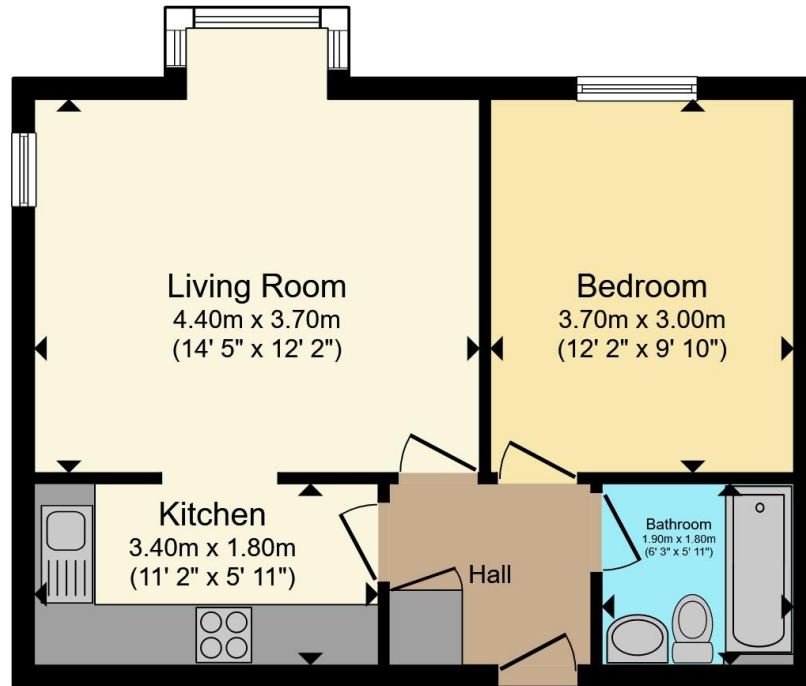
## Bathroom

Bath, WC, wash hand basin and tiled walls.

## Outside

## Allocated Parking





### Ground Floor

Total floor area 43.0 m<sup>2</sup> (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](http://www.propertybox.io)



To view this property please contact Connells on

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14 Cowgate  
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EPC Rating: B Council Tax Band: A

Service Charge: 960.00 Ground Rent: Ask Agent

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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