



Connells

Hartley Avenue
Peterborough



Property Description

Connells are happy to present this well-appointed two bedroom ground floor apartment. It offers spacious and comfortable living, perfect for professionals, couples or small families. Located in the sought-after area of Fengate, it offers easy access to local amenities, transport links and green spaces.

Upon entering the flat, you are met with the entrance hall leading through to the open plan lounge, kitchen and dining area. The kitchen is well equipped with ample storage and appliances. The living area offers generous space for entertaining or relaxing with plenty of natural light.

The property features two bedrooms one with fitted wardrobes and the family bathroom.

Outside, the flat comes with allocated parking ensuring a designated spot for your vehicle.

This flat is perfect for those looking for a low maintenance property with the essential amenities

Entrance Hall

L shaped, carpet, storage cupboard, space for washer/dryer.

Lounge/Kitchen/Diner

23' 10" x 12' 3" (7.26m x 3.73m)

Lounge - Patio door to side, two windows to the side, carpet, radiator.

Kitchen/Diner - Vinyl flooring, stainless steel sink/drainer with mixer tap, oven with gas hob and hood, high and low level storage with worktops over, integrated fridge/freezer and dishwasher.

Bedroom One

11' 7" x 12' 11" (3.53m x 3.94m)
Window to the side, carpet, radiator and fitted wardrobe.

Bedroom Two

9' 7" x 8' 11" (2.92m x 2.72m)
Window to side, radiator and carpet.

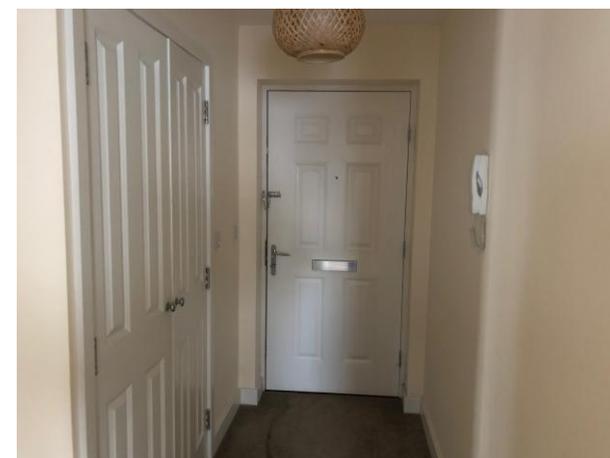
Bathroom

Vinyl flooring, bath with shower over, glass screen, WC, wash hand basin, tiled splashbacks and tiled walls.

Outside

Allocated Parking Space





To view this property please contact Connells on

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14 Cowgate
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EPC Rating: C Council Tax
Band: B

Service Charge:
1500.00

Ground Rent:
420.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/PBO312077](https://www.connells.co.uk/Property/PBO312077)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. 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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