Rosedale

3 PARK ROAD, PETERBOROUGH, PE1 2UX

£120,000 OFFERS OVER

" 2 bedroom, 2 bathroom "

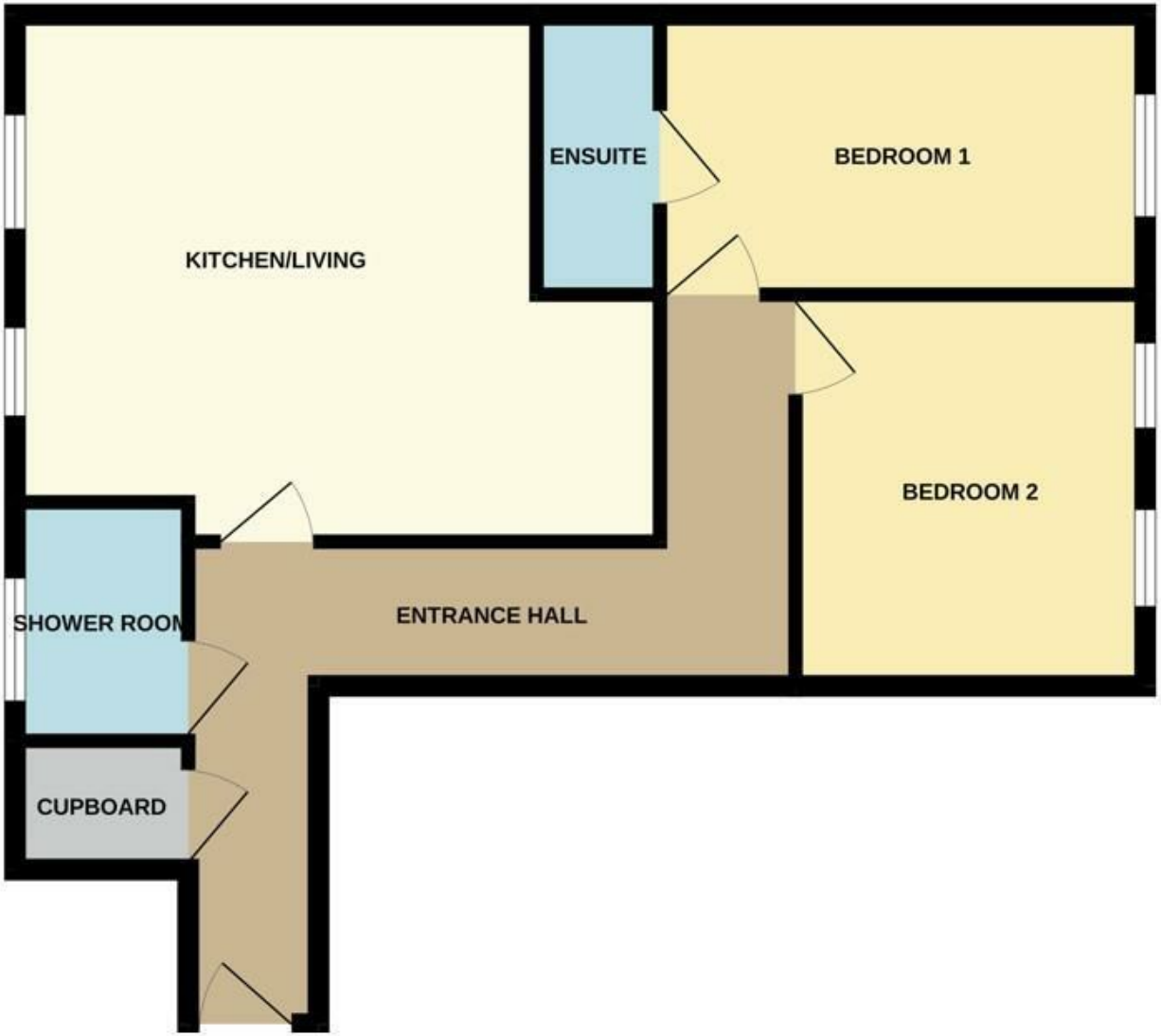
- 2 BEDROOMS
- CITY CENTRE LOCATION
- CLOSE TO TRAIN STATION
- 2 SHOWER ROOMS
- ALLOCATED PARKING SPACE BEHIND GATES
- APARTMENT
- IDEAL INVESTMENT OR FIRST TIME BUY
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/LIVING
- COUNCIL TAX BAND - A // EPC RATING - C

PROPERTY HIGHLIGHTS

Just a short walk from the Queensgate shopping centre and from the mainline train station (with direct trains to London). This two bedroom apartment offers contemporary City living ideal for those working in Peterborough or further afield. This apartment offers an exciting opportunity for investors and home owners alike. The apartment itself features an entrance hall, kitchen/living space, 2 good size bedrooms with an en-suite to bedroom one, and a shower room. There is also a parking space behind the gates at the back. EPC Energy Rating - C/ Council Tax Band - A".

A great selling feature is that the owner has a share of the freehold company which is transferable to the new owner.

2 Bedrooms 2 Bathroom 1 Reception


ENSUITE
BEDROOM 1
KITCHEN/LIVING
BEDROOM 2
SHOWER ROOM
ENTRANCE HALL
CUPBOARD

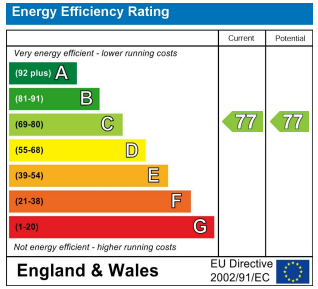
LISTERINE
MULTI PROTECT
NIVEA

SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29327673

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

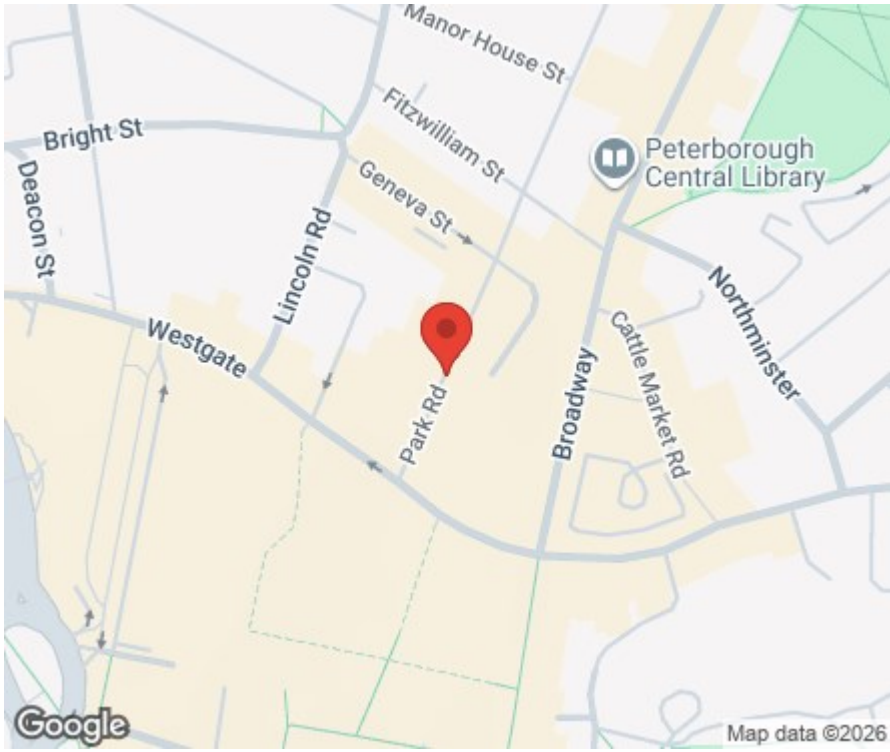
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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