

Connells

Admiral House Viersen Platz
Peterborough

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Peterborough PE1 1ES

for sale guide price
£125,000







Property Description

Positioned on an upper floor in a sought-after city centre development, this well-presented two-bedroom apartment offers contemporary living with attractive river views and the convenience of everything Peterborough has to offer right on the doorstep.

*** Guide price £125,000-£130,000***

The accommodation is arranged around a central entrance hall which provides access to all rooms. The spacious open-plan kitchen, dining and living area forms the heart of the home, designed for modern living and entertaining, with ample space for both seating and dining furniture. The kitchen is fitted with a range of contemporary units and integrated appliances, creating a practical yet stylish environment.

The principal bedroom is generously proportioned and benefits from direct access to a private balcony, providing a pleasant outdoor space to enjoy the riverside outlook. A second bedroom offers flexibility for guests, home working or additional storage, while the bathroom is well-appointed with a modern suite.

Further benefits include allocated parking with a dedicated EV charging point, making the property ideal for professionals, downsizers or investors seeking a central and well-connected home. With Peterborough's shops, restaurants, cafes, transport links and riverside walks all within easy reach, this apartment combines lifestyle, location and convenience.

Entrance Hall

Storage cupboard.

Kitchen/Diner

Windows to side and rear, high and low level storage with worktops over, electric oven, induction hob and hood, spotlights, tiled splashbacks, integrated fridge/freezer, space for washing machine.

Lounge

Media wall, window to side, sliding door to balcony

Bedroom One

Window to side, electric wall heater, sliding door to balcony and spotlights.

Bedroom Two

Window to side, electric wall heater.

Shower Room

Vanity wash hand basin, WC, double shower cubicle with half glass screen, rainfall shower and tiled walls.

Outside

Parking

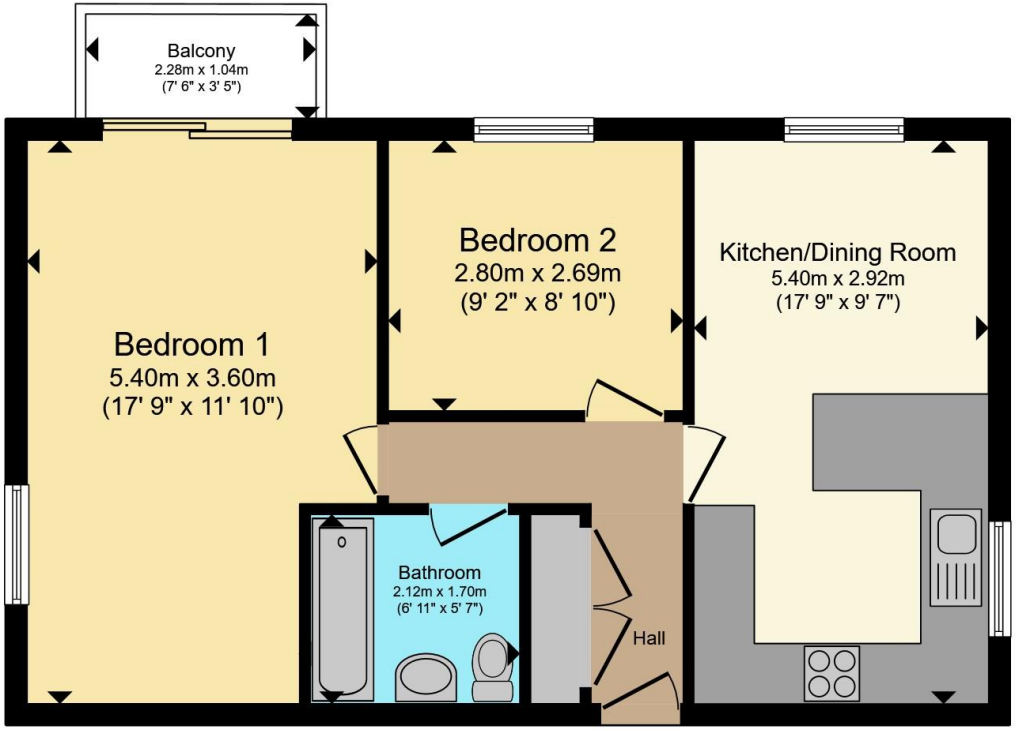
Off street with EV charging point.

Agent Note

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'











Total floor area 53.3 m² (573 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

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To view this property please contact Connells on

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14 Cowgate
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EPC Rating: C

Council Tax Band: C

Service Charge: 2200.00

Ground Rent: 160.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312709

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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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