



**Cubitt Way, Peterborough PE2 9NG**

**welcome to**

## **Cubitt Way, Peterborough**

Spacious two-bedroom top-floor apartment offered with no onward chain. Gated rear parking for one vehicle, walking distance to the town centre. The accommodation comprises of Entrance Hall, Two Double Bedrooms, Ensuite, Open-Plan Kitchen/Living/Dining area, Family Bathroom & Balcony.

### **Entrance Hall**

18' 5" x 3' 5" ( 5.61m x 1.04m )

Two storage cupboards, laminate flooring and electric heater

### **Bedroom Two**

12' 2" x 10' 6" ( 3.71m x 3.20m )

Window to side, fitted carpet and electric heater

### **Family Bathroom**

Three piece suite comprising of wash hand basin integrated with cupboards and panelled bath with shower over. obscured window to side, shaver point, wash hand towel rail, fitted cupboards and extractor fan

### **Bedroom One**

12' 8" x 11' ( 3.86m x 3.35m )

Window to side, fitted carpet and electric heater

### **En-Suite**

Three-piece suite comprising of fitted corner shower, pedestal sink and low-level WC. Tiled flooring, shaver point, electric heater, extractor fan and obscured window to side

### **Kitchen Lounge Diner**

#### **Kitchen**

13' 1" x 6' ( 3.99m x 1.83m )

Matching wall and base units with worksurface over, one and a half stainless steel sink with mixer tap over, space for washing machine, integrated fridge freezer, integrated dishwasher, two windows to side, laminate flooring, four point induction electric hob with extracted over and electric oven.

### **Lounge Diner**

18' 2" x 13' 1" ( 5.54m x 3.99m )

Patio doors to side leading onto the balcony, laminate flooring, electric heater and TV

### **Outside**

Gated allocated parking to rear for one car





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## Cubitt Way, Peterborough

- Two Double Bedrooms
- Ensuite
- Open Plan Kitchen/Lounge/Diner
- Family Bathroom
- Balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3569.66

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£135,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
FLE104927 - 0007

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