



18 Miller Way, Peterborough, Cambridgeshire PE1 5BD

£140,000



*** NO ONWARD CHAIN *** " Featuring a nearly 25ft approx long kitchen/living space, this 2 bedroom, 2nd floor apartment is a fantastic investment or 1st time buy. With a balcony, entrance hall with wardrobe, kitchen/living space, 2 bedrooms with a Juliette balcony to bedroom 1, bathroom and parking space. It is also perfectly positioned for access to the city centre, train station, local amenities and excellent transport links — everything you need is just a stone's throw away. Council Tax Band - B / EPC Energy Rating - B

ENTRANCE HALL

13' 8" (max) (4.17m) 4' 3" (min) x 3' 5" (min)(1.30m x 1.04m) 9' 6" (2.90m) (max) (approx) Door to front, radiator and cupboard with space for washing machine.

KITCHEN / LIVING ROOM

24' 9" x 12' 4" (7.54m x 3.76m) (approx) Two UVPC window to side, two UVPC window to rear, French doors to balcony and two radiators. Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, 4 ring gas hob, slimline dishwasher and cupboard with boiler enclosed.

BEDROOM ONE

11' 5" x 12' 9" (3.48m x 3.89m) (approx) Juliette balcony to rear and built in wardrobes.

BEDROOM TWO

9' 0" x 9' 6" (2.74m x 2.90m) (approx) Window to rear and radiator.

BATHROOM

5' 8" x 6' 8" (1.73m x 2.03m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Radiator.

OUTSIDE

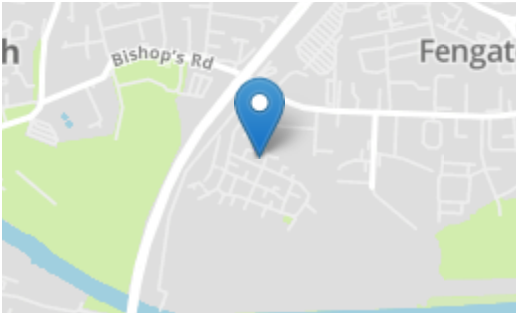
Parking space.

LEASE DETAILS

The half yearly block service charge from 1 July 2025- 31 December 2025 is £739.21. The half yearly estate service charges is £90.84. The lease length is 125 years from 1 January 2012.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

