

10, Geneva House, Park Road, Peterborough, PE1 2UX



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

Capitol Lettors

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£170,000 Freehold

Capitol Lettors Ltd are excited to offer this Two Bedroom apartment located in Peterborough City Centre which gives the opportunity to own a share of the freehold. The property offers secure communal entrance with stairs & lift to all floors, entrance hall, lounge/kitchen/diner with appliances, 2 bedrooms, en-suite & family shower room, double glazing & gas central heating. The sale price also includes all furnishings in the property that are not the current tenants.

The property is tenanted until November 2025 at £1,050.00pcm.

The following figures will need to be confirmed by a solicitor.

Management Fee - £908.33pa & 118 years remaining on the lease.



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Entrance Hall

6.20m x 2.54m (20' 4" x 8' 4") Approx
Hardwood entrance door, wall mounted thermostat, cupboard housing combi boiler, fuse box & plumbing for washing machine, laminate flooring.

Shower Room

1.45m x 1.95m (4' 9" x 6' 5") Approx
Three piece bathroom suite comprising of low level WC, wash hand basin with storage underneath & shower cubical, tiled splashbacks, extractor fan, electric towel radiator, tiled flooring.

Bedroom 2

2.16m x 3.39m (7' 1" x 11' 1") Approx
uPVC double glazed window, built in wardrobe, radiator, fitted carpet.

Bedroom 1

3.15m x 3.39m (10' 4" x 11' 1")
uPVC double glazed window, built in wardrobe, radiator, TV point, fitted carpet.

En-suite

2.10m x 1.62m (6' 11" x 5' 4") Approx
Three piece bathroom suite comprising of low level WC, wash hand basin with storage underneath & paneled bath with shower over, tiled splash backs, electric towel radiator, tiled flooring.

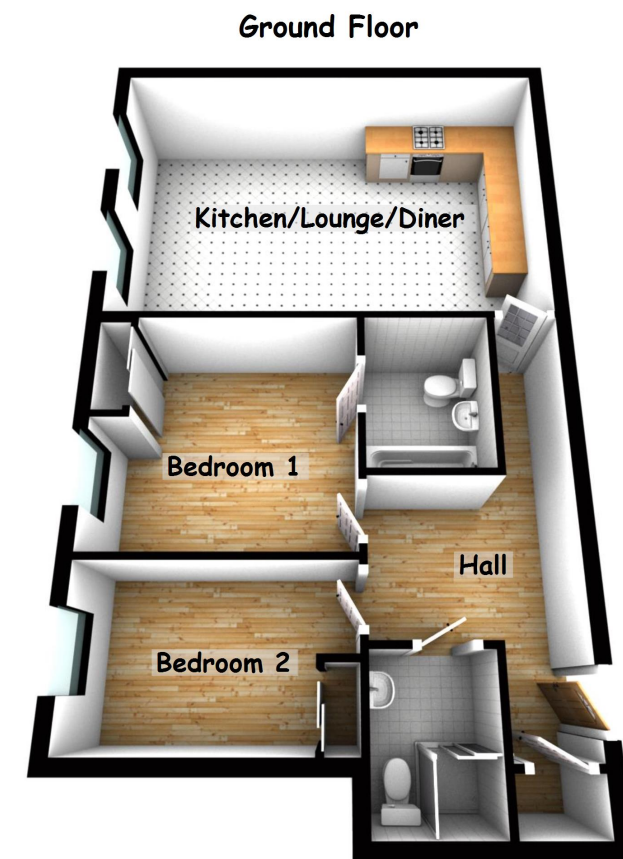
Lounge/Kitchen/Diner

6.03m x 4.03m (19' 9" x 13' 3") Approx
2x uPVC double glazed windows, 2x radiators, eye & base level units with complimentary worktop with matching upstands & splash back, stainless steel sink with draining board, Smeg oven with matching induction hob & extractor above, integrated Hotpoint dishwasher, TV & phone points, laminate flooring.

External

Secure communal entrance to the building with post boxes, stairs & a lift offering access to all floors. Access to communal bin store & utility meters.

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.
Plan produced using PlanUp.

10 Geneva House

