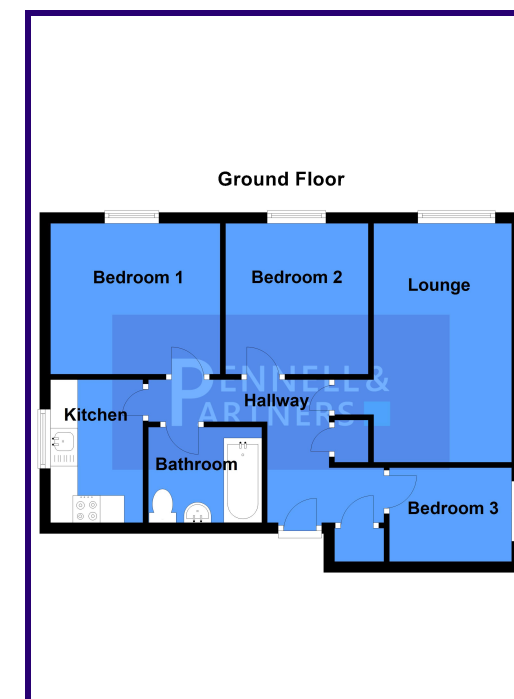




FLAT 11 CHURCHILL HOUSE, VIERSEN PLATZ, PETERBOROUGH, CAMBRIDGESHIRE. PE1 1EP

Guide Price £130,000



**PENNELL & PARTNERS**

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ABOUT THE PROPERTY

No onward chain with this THREE Bedroom apartment close to the River Nene and the City Centre.

Set on the second floor this well-presented apartment offers, Entrance Hall, Lounge, Kitchen, Three Bedrooms, and a three-piece Bathroom.

Easy walking distance to Asda supermarket, River Gate shopping arcade, and the city centre makes this an ideal home for the First Time Buyer and/or Investment Landlord.

EPC Rating: C (75)

Second Floor

Second Floor Landing

Communal landing then door to private shared landing with entrance door to the apartment.

Entrance Hall

Intercom phone, door to airing cupboard. Electric wall-mounted heater. Doors to the following:

Lounge

3.73m x 4.39m (12' 3" x 14' 5")UPVC double glazed window to the front with views over the Vierzen Platz development, electric heater, and TV point

Kitchen

2.04m x 2.73m (6' 8" x 8' 11")  
Stainless steel one and a half bowl sink unit with mixer taps over, tiled splash backs, UPVC double glazed window to the front, fitted base storage cupboards, plumbing for a washing machine, fitted worktops with inset four ring electric hob with extractor hood over, matching oven under and matching wall cupboards.

Bedroom One

2.8m x 3.17m (9' 2" x 10' 5")  
Three-door part mirrored fitted wardrobe, UPVC double glazed window the front and electric. heater.

Bedroom Two

2.67m x 2.81m (8' 9" x 9' 3")  
UPVC double glazed window to the front, and electric wall-mounted heater.

Bedroom Three

1.96m x 3.0m (6' 5" x 9' 10")  
UPVC double glazed window to the rear and electric wall-mounted heater.

Bathroom

Three-piece suite with a panelled bath with an electric shower over tiled splash backs wash hand basin with tiled splash backs, a low-level WC, wall mounted heater, and ceramic tiled flooring.

Outside

There is allocated parking under cover.

Council Tax Band C  
Length of Lease 125 years from 1989. 92 Years Remaining.  
Maintenance Charge £2059.92 /Ground Rent £160pa

