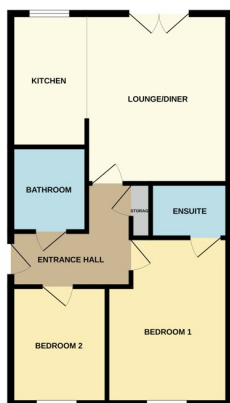




63 Daphne Grove, Peterborough PE2 8SE

£160,000



***** IDEAL 1ST TIME BUY OR INVESTMENT OPPORTUNITY ***** " This first floor, 2 bedroom apartment, is the ideal first time buy or an investment opportunity. It has 2 allocated parking spaces, entrance hall with storage cupboard, 2 bedrooms with an en-suite to bedroom one, additional bathroom and an open plan kitchen/living space. Council Tax Band B / EPC Energy Rating - B "

ENTRANCE

Door to side, radiator and cupboard.

KICTHEN

11' 0" x 6' 3" (3.35m x 1.91m) (approx) Fitted with a range of base and eye level units with work surfaces over, 4 ring gas hob, oven, stainless steel sink with mixer tap, space for washing machine, space for fridge / freezer. Window to side and radiator. Open into:

LOUNGE / DINER

14' 0" x 11' 9" (4.27m x 3.58m) (approx) Juliette balcony and radiator.

BEDROOM ONE

10' 1" (max) (3.07m) 8' 3" (min) x 13' 8" (2.51m x 4.17m) (approx) Window to front and radiator.

ENSUITE

4' 7" x 6' 6" (1.40m x 1.98m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Radiator.

BEDROOM TWO

9' 6" x 8' 0" (2.90m x 2.44m) (approx) Window to front and radiator.

BATHROM

7' 1" x 6' 1" (2.16m x 1.85m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Radiator.

OUTSIDE

Two parking spaces.

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.

AGENT NOTES

The service charge was £2373.50 for 12 months from 1/1/25 to 31/12/25. The ground rent was £250 for 12 months from 1/1/25 to 31/12/25 .

The lease is 125 years from the 25th April 2017.

