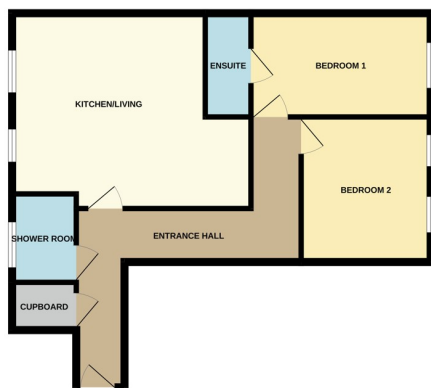




**3 7, Geneva House, Park Road PE1 2UX**

**£160,000**



\*\*\* HEART OF THE CITY CENTRE \*\*\* " Guide price £160,000 - £170,000. Just a short walk from the Queensgate shopping centre and from the mainline train station (with direct trains to London). This two bedroom apartment offers contemporary City living ideal for those working in Peterborough or further afield. This apartment offers an exciting opportunity for investors and home owners alike. The apartment itself features an entrance hall, kitchen/living space, 2 good size bedrooms with an en-suite to bedroom one, and a shower room. There is also a parking space behind the gates at the back. EPC Energy Rating - C/ Council Tax Band - A".

ENTRANCE

Door to side, cupboard with wall mounted boiler and space for washing machine.

KITCHEN / LIVING

14' 1" (min) (4.29m) 17' 5" (max) x 14' 1" (5.31m x 4.29m) (approx) Fitted with a range of base and eye level units with work surfaces over, hob, oven, integrated dishwasher, space for freestanding fridge / freezer, stainless steel sink with mixer tap and two radiators. Two windows to rear.

SHOWER ROOM

4' 3" x 6' 5" (1.30m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to rear and heated towel rail.

BEDROOM ONE

7' 6" x 13' 1" (2.29m x 3.99m) (approx) Window to front and radiator.

ENSUITE

3' 3" x 7' 2" (0.99m x 2.18m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle.

BEDROOM TWO

10' 6" x 9' 5" (3.20m x 2.87m) (approx) Two windows to front and radiator.

OUTSIDE

One parking space.

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 lease is from 7th July 2017 for 125 years there for leaving 117 years outstanding.

The service charges per year is £1300 for 2025 this can be paid monthly.

Please note the property comes with a share of the freehold and therefore the vendor does not currently pay any ground rent.

