

71 Regal Place, Fletton, Peterborough, PE2 9AP



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Capitol Lettors

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71 Regal Place, Fletton, Peterborough, PE2 9AP

NO CHAIN £125,000 Leasehold

NO forward chain with this 3rd floor flat offering two double bedrooms, bathroom & en-suite, lounge with real wood flooring, kitchen/breakfast room with built in appliances. The flat offers security entry system, UPVC double glazing, gas central heating, loft space & allocated parking space.

Located just a short walk into Peterborough City Centre and Railway Station.

The property also benefits from a new boiler which was fitted December 2020.

The ground rent is £250 per year. The lease runs until 31/12/2128, so just over 109 years left. This approx year's management company fees totalled £1500 for the year 2020.



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## Entrance Hall

Hardwood door to front aspect, hard wood floor, intercom phone, fuse box, loft access, smoke alarm, radiator.

## Kitchen/Breakfast Room

2.72m x 3.33m (8' 11" x 10' 11")  
Velux window to front aspect a range of eye and base wooden units with complimentary grey work surfaces, stainless sink/drainers with mixer tap, built in Bosch electric single oven, 4 ring gas hob, over head extractor fan, carbon monoxide detector, smoke alarm, radiator, 3 spot lights, cream tiled effect vinyl floor.

## Lounge

3.33m x 3.94m (10' 11" x 12' 11")  
Velux window and UPVC window to the rear aspect, 2 radiators, heating thermostat, hard wood floor, television and telephone points, air vent.

## Bathroom

Velux window to front aspect, extractor fan, three piece bathroom suite comprising of paneled bath, low level WC, pedestal wash hand basin, grey/brown tiled splash back, cream/grey vinyl floor.

## Airing Cupboard

Housing boiler.

## Master Bedroom

2.72m x 3.73m (8' 11" x 12' 3")  
UPVC French doors to rear aspect, radiator, air vent, telephone socket, television socket, built in wardrobes with hanging rails and shelves, door to:

## En-Suite

Three piece bathroom suite comprising of low level WC, pedestal wash hand basin and enclosed shower cubicle, radiator, shaver point, vinyl marble effect floor.

## Bedroom Two

2.72m x 3.02m (8' 11" x 9' 11")  
UPVC French doors to front aspect, radiator, carpets, television point.

## Outside

Allocated communal parking space. bin and bike stores.

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## Ground Floor



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.

## 71 Regal Place

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 to 100)	
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	
E (39 to 54)	
F (21 to 38)	
G (1 to 20)	
Not energy efficient - higher running costs	
83	83

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 to 100)	
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	
E (39 to 54)	
F (21 to 38)	
G (1 to 20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
82	82

