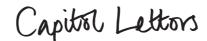
71 Regal Place, Fletton, Peterborough, PE2 9AP





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.



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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/drainer 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 wndow 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, vinul 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.

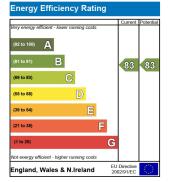
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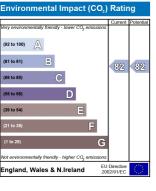
Ground Floor



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









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