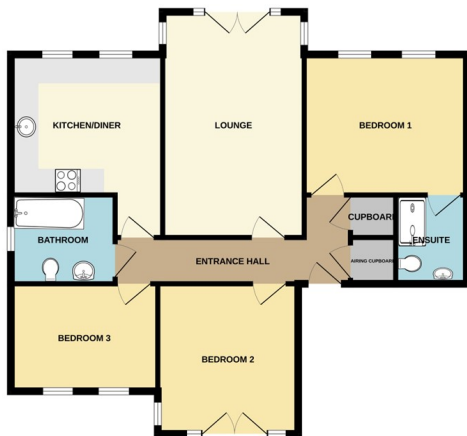




**Apartment 17, 30 Regency House, Peterborough PE1 4DY**

**£190,000**



\*\*\* THREE BEDROOM APARTMENT LOCATED IN SOUGHT AFTER CITY CENTRE LOCATION \*\*\* "This lovely first floor apartment is located in Princes Gate, bordering the City's Central Park. These purpose built apartments enjoy private gated parking and are finished to a high specification. The accommodation comprises an inviting entrance hall, lounge with Juliette balcony, bathroom, fitted kitchen and three bedrooms with the principal bedroom having en-suite shower room. Gated pedestrian and vehicular access to the car park with allocated parking and visitor parking spaces. EPC Energy Rating - B/Council Tax Band - C".

### ENTRANCE HALLWAY

Built in airing cupboard, built in cloaks cupboard, radiator, doors to accommodation.

### LOUNGE/DINER

17' 3" x 10' 5" (5.26m x 3.17m) (approx.) Two UPVC double glazed windows to side aspect, UPVC double glazed French doors to Juliette balcony, radiator, TV point.

### KITCHEN

11' 7" x 10' 2" (3.53m x 3.10m) (approx.) Fitted with a range of matching base and wall mounted units, cupboards and drawers below fitted work surface, built in four ring gas hob with chimney extractor above, built in oven, built in circular sink with matching circular drainer, plumbing for washing machine, under unit lighting, two UPVC double glazed windows to rear.

### BEDROOM 1

12' 1" x 10' 5" (3.68m x 3.17m) (approx.) Two UPVC double glazed windows to front aspect, radiator.

### EN-SUITE SHOWER ROOM

Fitted three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, radiator.

### BEDROOM 2

11' 5" x 10' 8" (3.48m x 3.25m) (approx.) UPVC double glazed window to rear aspect, UPVC double glazed French doors to Juliette balcony, radiator.

### BEDROOM 3

11' 4" x 8' 0" (3.45m x 2.44m) (approx.) Two UPVC double glazed doors to rear aspect, radiator.

### BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, bath with mixer tap shower over, UPVC double glazed window to side aspect, chrome towel radiator.

### OUTSIDE

There are coded pedestrian and vehicular access gates opening into a car park area with an allocated parking space and visitor parking spaces

### AGENT DETAILS

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 DETAILS

The lease is 999 years from 1st January 2004 leaving 979 years. Letters block management company The service charge per quarter is £504.50 this is from Jan 2024, the ground rent is £150 per year as per the lease. full details in branch

