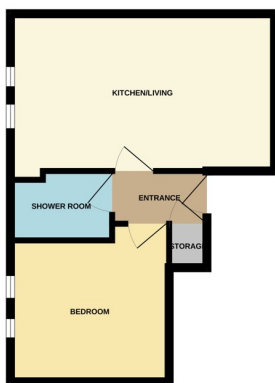




Flat 6, 117 Park Road, Peterborough PE1 2TZ

£107,500



*** NO ONWARD CHAIN *** " Located in the heart of the city centre, this one bedroom ground floor flat benefits from no onward chain. Featuring kitchen/living space, bedroom, shower room and entrance with a board. There is also a parking space to the rear of the block. Viewings are highly recommended to appreciate the central location and condition. EPC Energy Rating - D/ Council Tax Band - A "

ENTRANCE

6' 3" x 3' 5" (1.91m x 1.04m) (approx) Door to front, cupboard and radiator.

KITCHEN / LIVING

17' 4" x 10' 4" (5.28m x 3.15m) (approx) Fitted with a range of base units with work surfaces over, stainless steel sink unit with a mixer tap, integrated oven, hob with extractor fan over, plumbing for a washing machine, integrated fridge / freezer and electric radiator. Two windows to rear.

BEDROOM 1

9' 3"(min) (2.82m) 10' 2" (max) x 10' 5" (3.10m x3.17m) (approx) Two windows to rear and electric radiator.

SHOWER ROOM

4' 6" x 6' 8" (1.37m x 2.03m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail.

OUTSIDE

Gated Parking with one allocated 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

Lease details are 250 years from 25th March 2016 therefore leaving 242 years remaining.

The service charge is £752.46 from September 2024 til 24th March 2025

The Ground Rent charge is £129.59 from September 2024 til 24th March 2025.

