

Peterborough  
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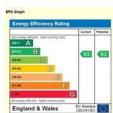
**Anderson Drive, Central, Peterborough, PE3 6HS**  
**Price £170,000**  
**Leasehold**

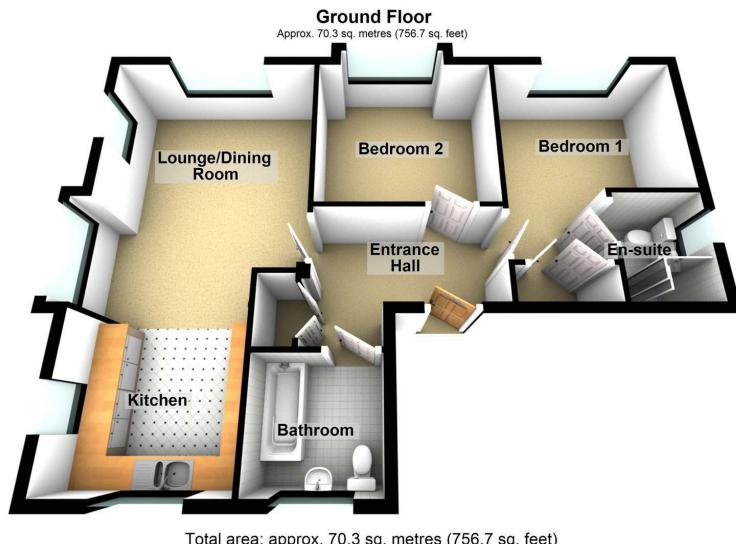
\*WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION\* \*GROUND FLOOR FLAT\* \*NO CHAIN\*

Regal Park are pleased to offer this well presented 2 Bedroom Ground Floor Flat. The property is situated close to City Hospital, City Centre and Train Station and comprises; Entrance Hall, Lounge/Dining Room open plan Kitchen with integrated appliances, Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 and a Bathroom.

There is allocated parking.  
Viewings Highly Recommended.  
No Chain.

EPC: B





Total area: approx. 70.3 sq. metres (756.7 sq. feet)

## Entrance Hall

Radiator, fitted carpet, intercom entry phone, double door to storage cupboard, door to:

## Lounge/Dining Room

12'9" x 16'2" (3.89m x 4.93m )

Three uPVC double glazed windows, double radiator, fitted carpet, telephone point, TV point, open plan to:

## Kitchen

9'5" x 9'7" (2.87m x 2.92m )

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer and washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows, vinyl flooring.

## Bedroom 1

11'3" x 9'1" (3.43m x 2.77m )

UPVC double glazed window, double radiator, fitted carpet, telephone point, built-in double wardrobe(s), door to:

## En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with fitted shower over and close coupled WC, shaver point, uPVC obscure double glazed window, radiator, vinyl flooring.

## Bedroom 2

10'8" x 11'1" max (3.25m x 3.38m max)

UPVC double glazed window, double radiator, fitted carpet.

## Bathroom

Fitted with three piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand

basin and close coupled WC, tiled surround, uPVC obscure double glazed window, radiator, vinyl flooring.

## Outside

There are two allocated parking spaces.

## Leasehold Information

Service Charge: £2,284.90 per annum

Ground Rent: £300.00 per annum

## Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650. Your home may be repossessed if you do not keep up repayments on your mortgage.