

Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Regal Place, Fletton, Peterborough, PE2 9AP £850 Per month

GROUND FLOOR FLAT* *WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION

Regal Park are pleased to offer this well presented 2 Bedroom Ground Floor Flat in the popular location of Fletton. The property is situated close to local amenities and is within walking distance to city centre and train station. The property comprises; Entrance Hall, Lounge/Dining Room, Kitchen, Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 and a Bathroom.

There is an allocated parking space to the rear.

Viewings Highly Recommended.

EPC Rating: C





Entrance Hall

Storage cupboard with combi boiler, radiator, laminate flooring.

Lounge/Dining Room

12'11" x 13'9" max (3.94m x 4.19m max)

Two uPVC double glazed windows, two radiators, fitted carpet, TV point, telephone point.

Kitchen

10'2" x 8'3" (3.10m x 2.51m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring gas hob with pull out extractor hood over, UPVC double glazed window, radiator, LVT flooring.

Bedroom 1

8'11" x 9'10" max (2.72m x 3.00m max)

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

En-Suite

Fitted with three suite comprising pedestal wash hand basin, shower cubicle with fitted shower over and close coupled WC, radiator, shaver point, vinyl flooring.

Bedroom 2

9'1" x 8'3" (2.77m x 2.51m)

UPVC double glazed window, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising bath, pedestal wash hand basin and close coupled WC, uPVC obscure glazed window, radiator, shaver point, vinyl flooring.

Outside

There is an allocated parking space to the rear of the building.