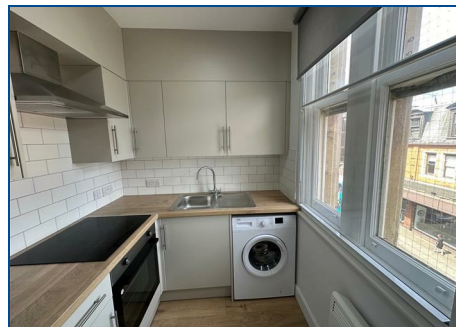


Peterborough  
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX

**Regal  
Park**  
Property Co.



**Westgate, City Centre, Peterborough, PE1 1PZ**  
**£850 Per month**

**\*TOP FLOOR FLAT\* \*CITY CENTRE\***

Regal Park are pleased to offer this well presented 1 Bedroom Top Floor Flat (2nd Floor) in Peterborough City Centre. The Flat is situated close to all local amenities and is walking distance to the train station. The Flat comprises; Entrance Hall, Lounge/Diner, steps down to Kitchen, Bedroom and Shower Room.  
Viewings Highly Recommended.

EPC Rating: C

### **Entrance Hall**

Video entry system, storage cupboard, smoke detector, LVT flooring, door to:

### **Lounge/Diner**

14'2" x 9'7" max

Electric heater, TV point, telephone point, LVT flooring, window to front, steps down to:

### **Kitchen**

6'3" x 7'5"

Fitted with a matching range of base drawer and eye level units with worktop space over, stainless steel sink unit with mixer tap, electric oven and 4 ring electric hob with extractor hood over, window to front, electric heater, LVT flooring, smoke detector, fridge/freezer and washing machine.

### **Bedroom**

8'2" x 13'5"

Window to front, electric heater, carpet, TV point.

### **Shower Room**

Fitted with a three piece suite comprising of a double shower cubicle with fitted electric shower over, pedestal wash hand basin and WC, heated towel rail, shaver point, vinyl flooring.