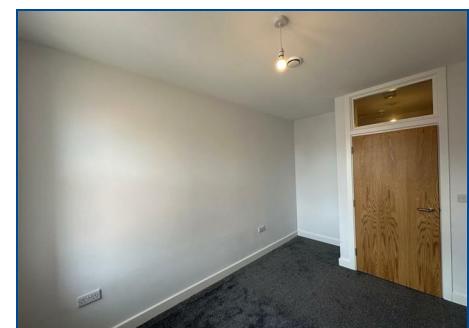
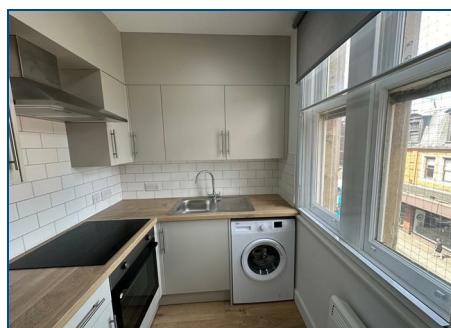


Peterborough  
Telephone: 01733 560 650  
Email: [Lettings@RegalPark.co.uk](mailto:Lettings@RegalPark.co.uk)  
**RegalPark.co.uk**

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



## **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.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.

