



HALLWAY

LIVING ROOM

KITCHEN

BEDROOM 1

BEDROOM 2

BATHROOM



Woodcock Holmes

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Burlington House Viersen Platz

Peterborough, PE1 1ER

£115,000



**Burlington House Viersen Platz
Peterborough
PE1 1ER**

Enjoying stunning river views from its top floor position, this spacious two-bedroom apartment offers an enclosed balcony, allocated parking and no forward chain, all within walking distance of Peterborough City Centre and the railway station.

- RIVER VIEWS FROM THE PRIVATE BALCONY
- TWO BEDROOMS
- AVAILABLE WITH NO FORWARD CHAIN
- WALKING DISTANCE TO PETERBOROUGH CITY CENTRE
- EASY ACCESS TO PETERBOROUGH TRAIN STATION
- ALLOCATED PARKING SPACE
- SPACIOUS LIVING ROOM WITH ROOM FOR LOUNGE AND DINING FURNITURE
- IDEAL FOR COMMUTERS OR FIRST TIME BUYERS

Viewings: By appointment
£115,000

HALLWAY

Door to front, laminate flooring, storage/airing cupboard, double glazed window to side, access to:

LIVING ROOM

17'5" x 10'5"
Double glazed window to side, double glazed patio doors leading to the rear balcony area overlooking the garden, laminate flooring, electric heating.

KITCHEN

5'4" x 9'2"
Fitted with a matching range of base and eye level units with fitted worktops, splash back tiles, space for appliances, fitted 1 1/2 bowl sink drainer, fitted oven, fitted four ring hob.

BEDROOM 1

10'2" x 8'3"
Double glazed window to rear, fitted carpet, electric heating.

BEDROOM 2

8'6" x 8'3"
Double glazed window to rear, fitted carpet, electric heating.

BATHROOM

6'3" x 5'4"
Three piece suite with WC, wash hand basin, bath with shower fitted over, splashback tile surround.

OUTSIDE

Allocated parking to the front of the block.

COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		