



COMMUNAL AREA

HALLWAY

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

FAMILY BATHROOM

OPEN PLAN LIVING AREA AND  
KITCHEN SPACE



**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.

**St. Johns Close**  
Peterborough, PE3 6GZ  
£199,995



## St. Johns Close Peterborough PE3 6GZ

This modern and stylish ground floor apartment is ideally situated just off Thorpe Road, offering easy access to a range of local amenities and only 0.7 miles from Peterborough train station—perfect for commuters.

- GROUND FLOOR APARTMENT
- TWO ALLOCATED PARKING SPACES
- MODERN AND STYLISH FINISH THROUGHOUT
- TWO DOUBLE BEDROOMS
- SHOWER ROOM ENSUITE TO THE MAIN BEDROOM
- OPEN PLAN LIVING AREA
- 0.7 MILES FROM PETERBOROUGH TRAIN STATION
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- JUST OFF THORPE ROAD
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£199,995

### HALLWAY

3'1" x 13'1"

Door to side, wooden effect flooring, radiator, electric socket(s), fitted storage cupboard, airing cupboard.

### BEDROOM 1

9#4" x 10'1"

UPVC double glazed window to side, wood effect flooring, radiator, electric socket(s), fitted double wardrobe.

### SHOWER ROOM ENSUITE

6'9" x 4'1"

Three piece suite with WC, wash hand basin, shower cubicle with fully tiled walls, splashback tiles behind units, chrome towel rack style radiator.

### BEDROOM 2

9'9" x 10'3"

UPVC double glazed window to front, wood effect flooring, radiator, electric socket(s).

### BATHROOM

5'11" x 6'8"

Three piece suite with WC, wash hand basin, bath, splashback tiles behind units, chrome towel rack style radiator.

### OPEN PLAN LIVING AND KITCHEN AREA

17'4" x 17'7"

UPVC double glazed window to front x2 and to the side x2, wood effect flooring, radiator(s), TV point, electrical socket(s). Fitted kitchen with a range of base and eye level units, fitted worktop, fitted oven, fitted four ring gas hob, splashback guard behind, extractor fan fitted above, fitted stainless steel 1 1/2 bowl sink drainer, space for fitted appliances within units.

### OUTSIDE

Allocated parking for two vehicles to the rear of the house.

### TENURE

Leasehold - 116 years remaining. Ground rent £300. Service charge £1536 per annum paid, paid every 6 months.

### SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

### 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.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

### INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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