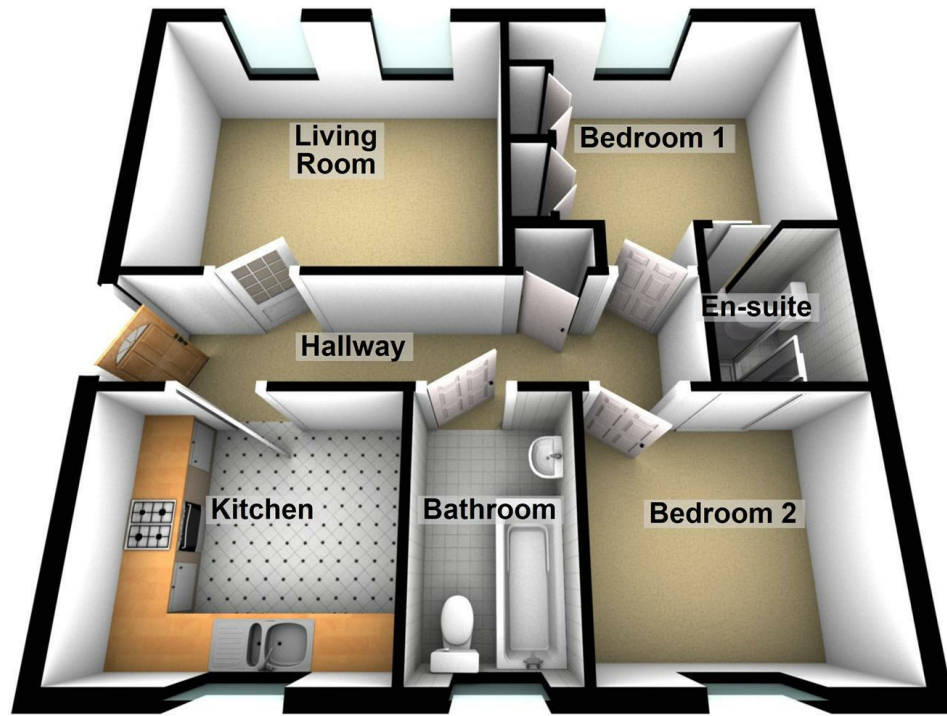


**Floor Plan**



COMMUNAL AREA

HALLWAY

KITCHEN

LIVING ROOM

BEDROOM 1

ENSUITE

BEDROOM 2

BATHROOM



**Woodcock Holmes**

20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL

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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.

**11 Regal Place**  
Peterborough, PE2 9AP  
£130,000



## 11 Regal Place Peterborough PE2 9AP

A well-proportioned two-bedroom top floor apartment, ideal for first-time buyers or investors, offering bright and airy accommodation with en-suite to the principal bedroom, gas central heating and no forward chain, conveniently located within walking distance of Peterborough city centre and local amenities.

- AVAILABLE WITH NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM TO MAIN BEDROOM
- THREE PIECE FAMILY BATHROOM
- LIVING ROOM
- FITTED KITCHEN SPACE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CONVENIENT LOCATION WITHIN EASY ACCESS TO PETERBOROUGH CENTRE
- WALKING DISTANCE TO LOCAL AMENITIES
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£130,000

### HALLWAY

Door to side, radiator, airing cupboard, access to:

### KITCHEN

7'10" x 9'11"

Velux window to front, fitted kitchen with a matching range of base and eye level units, fitted kitchen with a matching range of base and eye level units, fitted sink drainer, space for appliances.

### LIVING ROOM

10'5" x 12'8"

UPVC double glazed window and Velux window to rear, fitted carpet, radiator.

### BEDROOM 1

8" x 9'5"

UPVC double glazed window to rear, fitted carpet, radiator, fitted wardrobes, access to:

### ENSUITE

Fitted three piece suite with WC and wash hand basin, shower cubicle.

### BEDROOM 2

8'3" x 8'10"

UPVC double glazed Juliet balcony to front, fitted carpet, radiator.

### BATHROOM

7'10" x 5"

Velux window to front, three-piece suite with WC, wash hand basin, bath, radiator.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</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		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 