

COMMUNAL AREA

ENTRANCE PORCH

HALLWAY

LIVING ROOM

KITCHEN

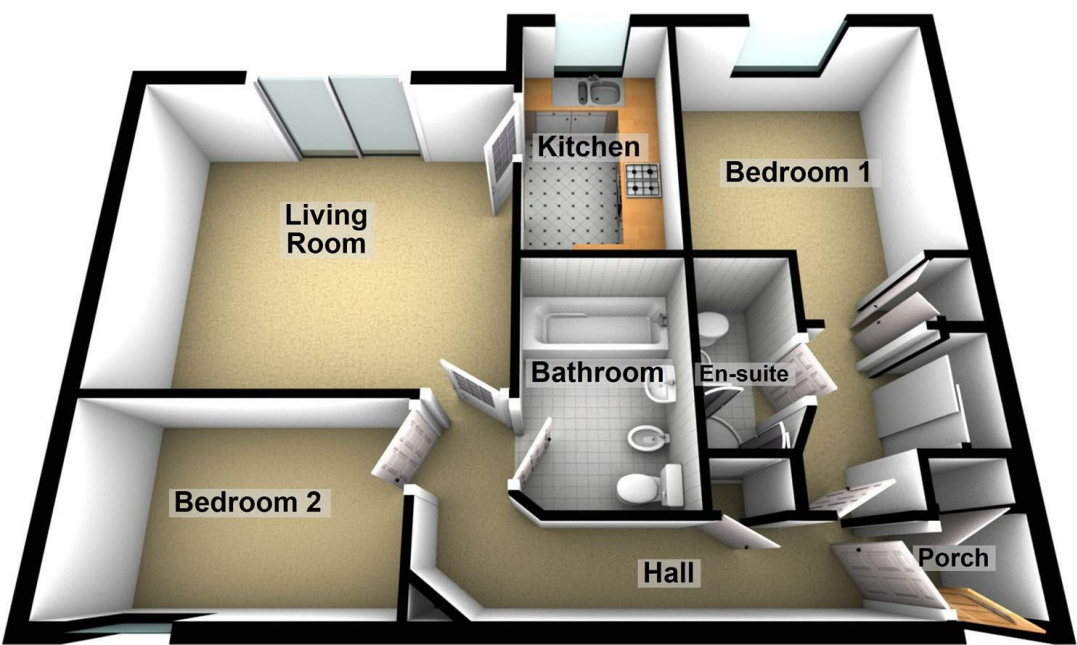
BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

BATHROOM

Ground Floor







Water End

Peterborough

PE3 6GQ

A well-located ground floor apartment in the sought-after Thorpe Meadows area, offering two bedrooms, private outdoor space, and excellent access to the city centre and transport links.

- GROUND FLOOR APARTMENT
- BEAUTIFUL COMMUNAL GROUNDS
- ALLOCATED PARKING
- SHOWER ROOM ENSUITE TO MAIN BEDROOM
- TWO BEDROOMS
- WALKING DISTANCE TO PETERBOROUGH TRAIN STATION
- NO FORWARD CHAIN
- CALL OUR SALES TEAM TO VIEW

Viewings: By appointment

£195,000

ENTRANCE PORCH
Door to front, storage cupboard, door to hallway:

HALLWAY
2'6" 15'6"
Fitted carpet, electric heater, access to:

LIVING ROOM
12'4" x 14'6"
Double glazed patio doors leading to courtyard area, fitted carpet, electric heater, access to kitchen:

KITCHEN
10'9" x 6"
Double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted oven, fitted hob, fitted extractor, fitted sink drainer, space for appliances, splashback tiles behind worktops.

BEDROOM 1
10'1" x 9"
Double glazed window to rear, fitted carpet, fitted wardrobe spaces, electric heater, access to ensuite:

ENSUITE SHOWER ROOM
6'11" x 3'4"
Three piece suite with WC, wash hand basin, shower cubicle.

BEDROOM 2
7" x 11'3"
Double glazed window to front, fitted carpet, electric heater.



BATHROOM
8'11" x 5'1"
Four piece suite with WC, wash hand basin, bidet, bath.

OUTSIDE
Allocated parking, visitors parking, communal grounds with lawn areas and pond space, courtyard area enclosed off the rear of the living room.

TENURE
Leasehold - 89 years remaining.

SERVICES
Mains water, electricity 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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