



COMMUNAL AREA

HALLWAY

KITCHEN

LIVING ROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



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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.

Churchill House Rivergate

Peterborough, PE1 1EP

Guide Price £125,000



**Churchill House Rivergate
Peterborough
PE1 1EP**

A rare opportunity for investors or first-time buyers to acquire a spacious three-bedroom apartment just 0.7 miles from Peterborough Station, walking spots by the river, allocated parking, and easy access to the city centre. Features include a generous living space, fitted kitchen, family bathroom, and double glazing throughout.

- NO FORWARD CHAIN
- SHORT WALK TO PETERBOROUGH CITY CENTRE
- THREE BEDROOMS
- ALLOCATED PARKING
- 0.7 MILES FROM PETERBOROUGH TRAIN STATION
- IDEAL LONG TERM BUY TO LET INVESTMENT

Viewings: By appointment
Guide Price £125,000

HALLWAY

Intercom phone, door to airing cupboard. Electric wall-mounted heater. Access to:

LIVING ROOM

12'3" x 14'5"
UPVC double glazed window to the front, electric heater and TV point, laminate flooring.

KITCHEN

6'8" x 8'11"
UPVC double glazed window to side. Fitted kitchen with a matching range of base and eye level units. Stainless steel one and a half bowl sink unit with mixer taps over, tiled splash backs, plumbing for a washing machine, fitted worktops with inset four ring electric hob with extractor hood over, matching oven under and matching wall cupboards.

BEDROOM 1

9'1" x 10'4"
Three-door part mirrored fitted wardrobe, UPVC double glazed window the front and electric heater.

BEDROOM 2

8'10" x 8'4"
UPVC double glazed window to the front, and electric wall-mounted heater.

BEDROOM 3

6'4" x 8'9"
UPVC double glazed window to the rear and electric wall-mounted heater.

BATHROOM

6'1" x 5'3"
Three-piece suite with a panelled bath with an electric shower over tiled splash backs wash hand basin with tiled splash backs, a low-level WC, wall mounted heater, and ceramic tiled flooring.

OUTSIDE

Allocated parking under car port area.

TENURE

Leasehold. - 88 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	75	77
(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		
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