



ENTRANCE HALL

KITCHEN

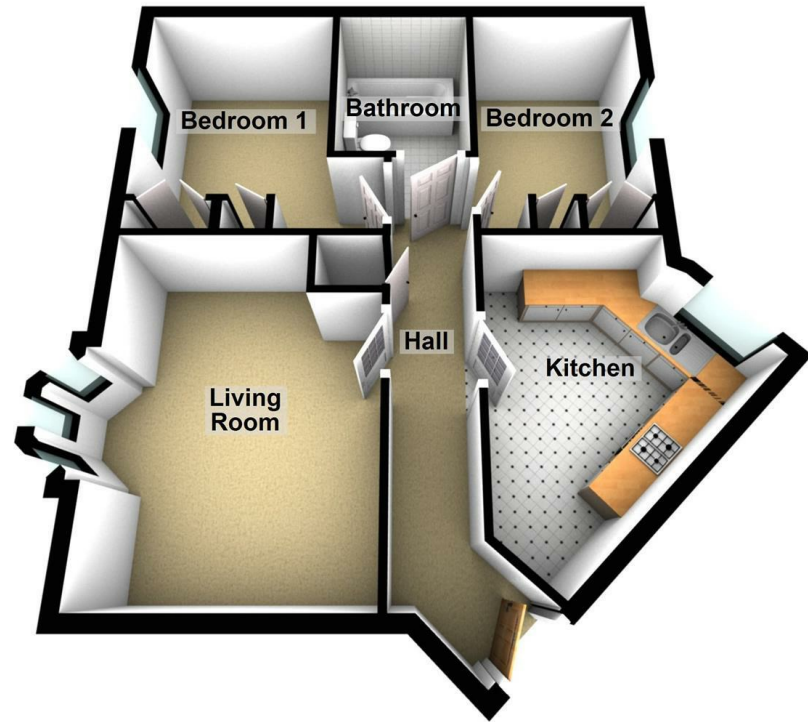
LIVING ROOM

BEDROOM 1

BEDROOM 2

BATHROOM

Floor Plan



**Woodcock Holmes**

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**THE GUILD PROPERTY PROFESSIONALS**

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.

**37 Regal Place**  
Peterborough, PE2 9AP  
£125,000



## 37 Regal Place Peterborough PE2 9AP

A well-presented two double bedroom ground floor apartment offered with no forward chain, featuring spacious accommodation, allocated parking, and a convenient location within walking distance of Peterborough City Centre and local amenities.

- AVAILABLE WITH NO FORWARD CHAIN
- WALKING DISTANCE TO CITY CENTRE
- KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS WITH FITTED WARDROBE SPACE
- SPACIOUS LOUNGE DINER
- IDEAL FIRST TIME BUY

Viewings: By appointment  
£125,000

### HALLWAY

Door to front, fitted carpet, airing cupboard, access to all rooms:

### KITCHEN

13'4" max x 11'6" max  
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted 1 1/2 bowl sink drainer, fitted oven, fitted hob, fitted extractor, space for appliances

### LIVING ROOM

14'6" x 11'6"  
UPVC double glazed bay window to rear, fitted carpet, radiator.

### BEDROOM 1

11'3" x 8'5"  
UPVC double glazed window to rear, fitted carpet, radiator, fitted double and single wardrobe.

### BEDROOM 2

11'3" x 7'5"  
UPVC double glazed window to front, fitted carpet, radiator, fitted double and single wardrobe.



### BATHROOM

7'5" x 5'11"  
Fitted three-piece suite with bath, WC and wash hand basin, tiled surround, radiator.

### OUTSIDE

Allocated parking to the front of the block. Communal area leading to the front door.

### 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.

### 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.

### SERVICES

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

### 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>79</b>	<b>79</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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