



Entrance Hall

Kitchen:  
3.40m x 3.60m  
(11'2" x 11'10")

Lounge:  
4.11m x 3.25m  
(13'6" x 10'8")

Bedroom 1:  
3.99m x 4.52m  
(13'1" x 14'10")

Bedroom 2:  
3.15m x 3.60m  
(10'4" x 11'10")



**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.

**11 Church Walk**  
Peterborough, PE1 2TP  
£850 Per Month





11 Church Walk  
Peterborough  
PE1 2TP

This Ground Floor Apartment is a fantastic Investment Opportunity sitting in Peterborough City Centre and within walking distance to Peterborough Train Station. The Freehold purchase of the property is also available, contact 01733 303111 for more information. The apartment has a renewed 125-year lease

• GROUND FLOOR FLAT

• TWO DOUBLE BEDROOMS

• CITY CENTRE LOCATION

• WALKING DISTANCE TO TRAIN STATION

• BATHROOM

• KITCHEN

• LIVING ROOM

Viewings: By appointment  
£850 Per Month

PROPERTY

Situated close to the city centre this well presented ground floor flat benefits from being recently refurbished to a high standard. It would ideally suit a first time buyer or an investor.

The lounge has an UPVC double glazed bay window to the side aspect and a double radiator.

The kitchen has matching fitted range of base, drawer and eye levels units with worktops over, stainless steel sink unit with mixer tap over, tiled splash backs, built in oven with integrated hob and extractor hood fitted over, built-in washing machine and fridge, radiator, laminated flooring, UPVC double glazed window to side aspect and UPVC double glazed door to the side access.

Bedroom 1 has an UPVC double glazed bay window to the front aspect and a radiator. Bedroom 2 has an UPVC double glazed window to the rear aspect and a radiator. The bathroom has an UPVC obscure double glazed window to the side aspect, low level WC, pedestal wash hand basin, deep panelled bath, 2 fully tiled walls, vinyl flooring and a radiator.

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SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within walking distance of the City Centre, Town Park, Regional College & UCP, Queensgate Shopping Centre, Railway Station and many more facilities. Good schooling, bus stop, dentists and doctors are all nearby with Ferry Meadows a short drive away.



SERVICES

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

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

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