



Connells

St. Johns Close
Peterborough



Property Description

Connells are happy to present this well-appointed two bedroom ground floor apartment. It offers spacious and comfortable living, perfect for professionals, couples or small families. Located off of Thorpe Road, it offers easy access to local amenities and transport links; including a short walk to Peterborough Walk-In Centre.

Upon entering the flat, you are met with the entrance hall with storage cupboards leading through to the open plan lounge, kitchen and dining area. The kitchen is well equipped with ample storage and appliances. The living area offers generous space for entertaining or relaxing with plenty of natural light.

The property features two bedrooms, one of which benefits from an en-suite shower room providing privacy and convenience and a separate bathroom.

Outside, the flat comes with allocated parking ensuring a designated spot for your vehicle.

This flat is perfect for those looking for a low maintenance property with the essential amenities.

Entrance Hall

Double storage cupboard, laminate flooring and door to front.

Open Plan Lounge/Kitchen/Diner

18' max x 17' 7" max (5.49m max x 5.36m max)

Window to side, two windows to the rear, laminate flooring, stainless steel sink/drain, oven with gas hob and hood, high and low level storage with worktops over, integrated fridge/freezer and washer/dryer.

Bedroom One

10' x 10' 8" (3.05m x 3.25m)

Window to side, laminate flooring and radiator.

Bedroom Two

14' max x 10' 5" max (4.27m max x 3.17m max)

Window to side, laminate flooring, radiator and fitted wardrobe.

En-Suite

Shower cubicle with electric shower, chrome heated towel rail, wash hand basin, WC, tiled walls, vinyl flooring, extractor fan and spotlights.

Bathroom

Vinyl flooring, chrome heated towel rail, wash hand basin, WC, spotlights, tiled walls, extractor fan and bath.

Outside

Allocated Parking

Agent Note

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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14 Cowgate
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EPC Rating: B Council Tax
 Band: C

Service Charge:
 1500.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312124

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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