

A 3D perspective rendering of a house floor plan. The layout includes a large Living Room on the right, a Bedroom on the left with a staircase, a central Hall, a Bathroom at the top, and a Kitchen at the top right. The rooms are labeled with text boxes: 'Bathroom', 'Kitchen', 'Hall', 'Living Room', and 'Bedroom'. The rendering shows walls, doors, windows, and basic furniture like a toilet, sink, stove, and refrigerator in the kitchen.

BEDROOM

The logo for Woodcock Holmes, featuring a stylized 'WH' in a light blue color above the text 'WOODCOCK HOLMES' in a dark blue, sans-serif font.

Offers In Excess Of £95,000



Admiral House Viersen Platz
Peterborough
PE1 1ES

An appealing city centre apartment offering spacious accommodation throughout, including a generous living room, double bedroom with fitted wardrobes and modern bathroom. The kitchen enjoys a pleasant river outlook, while allocated parking adds further convenience.

CITY CENTRE LOCATION

ALLOCATED PARKING

IDEAL FOR FIRST TIME BUYERS

WALKING DISTANCE TO TOWN CENTRE

RIVER VIEWS FROM THE KITCHEN

ONE DOUBLE BEDROOM WITH FITTED WARDROBES

SECURE INTERCOM ENTRY SYSTEM

SPACIOUS LIVING ROOM SPACE

Viewings: By appointment

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HALLWAY
Door to side, airing cupboard and storage cupboard, access to:

LIVING ROOM
11'9" x 11'11"
UPVC double glazed window to front, laminate flooring, electric heater, door to:

KITCHEN
5'7" x 11'4"
Window to rear, fitted with a matching range of base and eye level units with fitted sink drainer, fitted oven and four ring hob, space for appliances, fitted worktops with splashback tiles behind.

BATHROOM
6'5" x 5'9"
Three piece suite with WC, wash hand basin, bath with electric shower over, splashback tile surround, electric towel rail.

BEDROOM
8'9" x 11' 8"
UPVC double glazed window to front, fitted carpet, electric heater, fitted double and single wardrobe.

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. Leasehold property with 87 year lease remaining as of first marketing. Ground rent £160 per annum. Maintenance fee £1828.42 per annum. Water rates are included in your charge. All information is correct as of marketing.

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

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.

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		
	71	78

England & WalesEU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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