



Far Pasture Peterborough PE4 5AZ

for sale
£110,000



Property Description

LIFE ON ONE LEVEL

A superb ground-floor apartment offering spacious accommodation, a private enclosed rear garden and the added benefit of allocated parking.

The property features a welcoming open-plan kitchen and lounge area, creating a sociable and practical living space, alongside a well-proportioned bedroom and a stylish refitted three-piece shower room.

A real highlight is the spacious conservatory, providing excellent additional living space and overlooking the private enclosed rear garden, a particularly desirable feature rarely associated with apartment living.

Further benefits include allocated parking and a convenient location close to a range of local amenities, making this an excellent choice for first-time buyers, downsizers or investors.

GROUND-FLOOR LIVING WITH THE SPACE, GARDEN AND PARKING YOU WOULDN'T EXPECT FROM AN APARTMENT!

Entrance Hall

UPVC double glazed front door into the main entrance. Radiator, wood flooring, textured ceiling with mains fed smoke alarm and doors into open plan kitchen/diner, bedroom and shower room.

Shower Room

Being fully tiled and comprising a three-piece suite to include a wet-room style shower area with mains-fed shower, wash hand basin with mixer tap over and WC. Further benefits include a heated towel rail and frosted UPVC window to the front aspect.

Bedroom

Radiator, wood flooring and built-in open wardrobe area with two hanging rails. Textured ceiling and UPVC double-glazed window to the front aspect.

Open Plan Kitchen/Diner

Kitchen Area

Comprising a range of matching wall and base-level units with work surfaces over, one-and-a-half bowl single-drainer sink with mixer tap and tiled splashbacks. Cooker point with stainless steel extractor hood above, plumbing for washing machine and gas boiler. Finished with ceramic tiled flooring and a textured ceiling, with the kitchen flowing through into the lounge area.

Lounge Area

Radiator, wood flooring and textured ceiling continuing seamlessly from the kitchen area. Half-glazed bi-fold doors open into the conservatory, creating a natural flow between the living spaces.

Conservatory

Constructed with a brick base and UPVC double-glazed windows surrounding, complemented by a glass roof providing plenty of natural light. Finished with ceramic tiled flooring and UPVC French doors opening directly onto the rear garden.

Outside

The property benefits from allocated parking to the front.

The private rear garden is fully enclosed and mainly laid to lawn, with a paved patio area providing space for outdoor seating and entertaining. The garden is enclosed by timber fencing with gated side access.

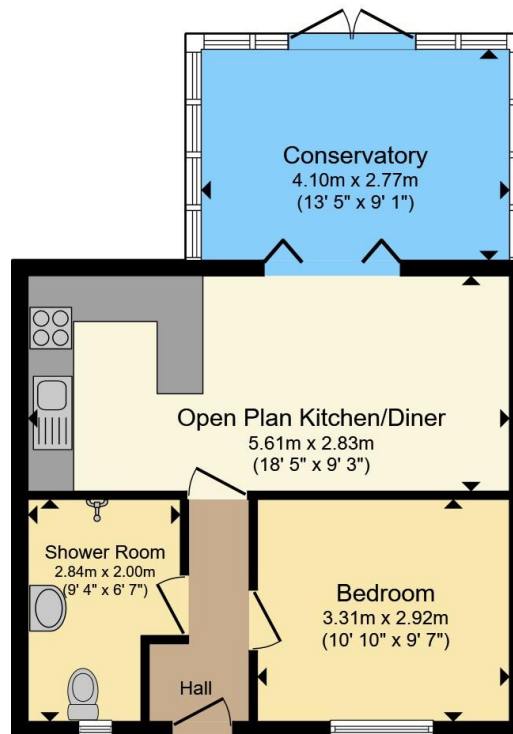
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.









Total floor area 49.0 m² (527 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WRN302866

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Sep 1985. 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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