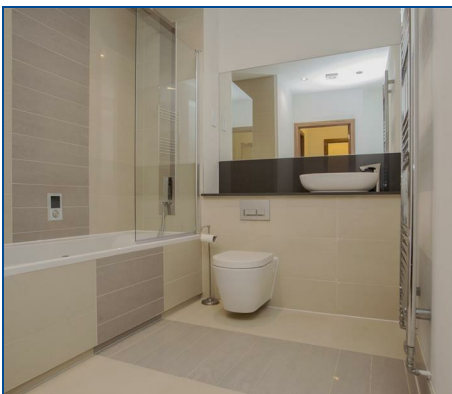


Peterborough
 Telephone: 01733 560 650
 Email: Sales@RegalPark.co.uk
RegalPark.co.uk

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Gables Close, Thorpe Road, Peterborough, PE3 6GU
Price £210,000
Leasehold

WALKING DISTANCE TO TRAIN STATION, CITY CENTRE AND FERRY MEADOWS COUNTRY PARK* *NO CHAIN

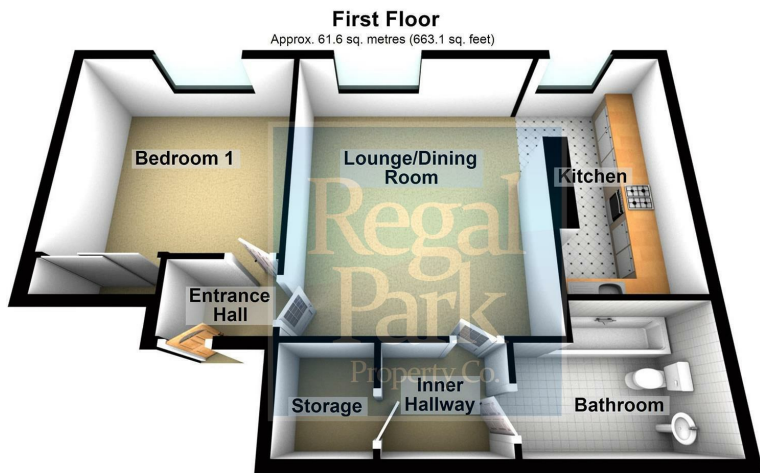
Regal Park are pleased to offer this 1 Bedroom First Floor Apartment situated in the central location of Thorpe Road. The building is Grade II listed and was converted in 2018 by Weston Homes and comprises of; Entrance Hall, Lounge/Dining Room, Kitchen with integrated appliances, Bedroom with built in wardrobes and a Bathroom.

The property benefits from Gas Central Heating and has two parking spaces. There is a communal garden area. Viewings Highly Recommended. No Chain.

EPC Rating: C

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





Total area: approx. 61.6 sq. metres (663.1 sq. feet)

Entrance Hall

Radiator, wooden laminate flooring, door to:

Bedroom 1

12'3" x 12'6" (3.73m x 3.80m)

Window to rear, double radiator, fitted carpet, telephone point, TV point, built-in double wardrobe(s) with mirrored sliding doors.

Lounge/Dining Room

16'6" x 13'10" (5.03m x 4.21m)

Window to rear, double radiator, single radiator, wooden laminate flooring, telephone point, TV point, eight ceiling spotlights, open to:

Kitchen

14'9" x 6'2" (4.50m x 1.88m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer and washing machine, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, built-in microwave, window to rear, radiator, wooden laminate flooring.

Inner Hallway

Radiator, wooden laminate flooring, door to storage cupboard, door to:

Bathroom

Fitted with a three piece suite comprising of a deep panelled bath with rain shower over and glass screen, wash hand basin and back to wall WC, shaver point, heated towel rail, tiled flooring.

Outside

There are two parking spaces.

There is a communal garden area and bin storage area.

Leasehold Information

LEASE INFORMATION HAS BEEN ADVISED BY THE VENDOR. PLEASE CONTACT YOUR SOLICITOR TO CONFIRM ALL DETAILS

Lease Term is 125 Years from 2018. Lease remaining is 119 Years.

Ground Rent is approx £300 per annum

Service Charge is approx £1,200 per annum.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650. Your home may be repossessed if you do not keep up repayments on your mortgage.