

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



Chapman Avenue, West Town, Peterborough, PE3 6HH
Price £200,000
Leasehold

***IDEAL INVESTMENT PURCHASE* *GROUND FLOOR FLAT* *OPPOSITE CITY CARE CENTRE* *WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION*
 *NO CHAIN***

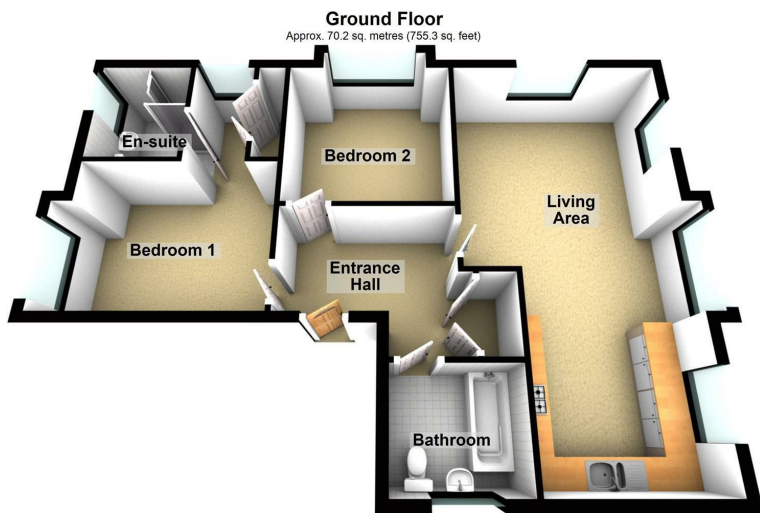
Regal Park are pleased to offer this well presented 2 Bedroom Ground Floor Flat in the central location of Peterborough. The property is situated opposite the city care centre and is within walking distance to city centre and train station and comprises; Entrance Hall, Living Area with fitted Kitchen, Bedroom 1 with built in wardrobes and En-Suite, Bedroom 2 and a Bathroom.

There are 2 parking spaces.
 Viewings Highly Recommended.
 No Chain.

EPC Rating: B

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. 70.2 sq. metres (755.3 sq. feet)

Entrance Hall

Double radiator, storage cupboard, carpet, door to:

Living Area

25'9" x 12'10" max (7.85m x 3.91m max)

The Lounge area has two uPVC double glazed windows to side, uPVC double glazed window to rear, double radiator, fitted carpet, telephone point, TV point.

The Kitchen is 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 gas hob with extractor hood over, vinyl flooring, UPVC double glazed window to side.

Bedroom 1

12'11" x 16'2" max (3.94m x 4.93m max)

UPVC double glazed window to side, uPVC double glazed window to rear, double radiator, fitted carpet, telephone point, TV point, built-in double wardrobe(s), door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed double shower cubicle with fitted shower over and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to side, radiator, vinyl flooring.

Bedroom 2

10'2" x 9'10" (3.10m x 3.00m)

UPVC double glazed window to rear, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to front, vinyl flooring.

Outside

There are 2 allocated parking spaces.

Leasehold Information

Lease Term: 125 Years from 1st January 2017 (117 Years remaining)

Ground Rent: £300 per annum. Payable half yearly (£150 every 6 months)

Service Charge: Approx £1,746.34 per annum. Payable half yearly, 2 payments of £873.17

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.