

Floor Plan



COMMUNAL AREA

HALLWAY

KITCHEN

LIVING ROOM

BEDROOM 1

ENSUITE

BEDROOM 2

BATHROOM



Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

rightmove
find your happy

The Property Ombudsman

Zoopla

THE GUILD
PROPERTY PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

11 Regal Place
Peterborough, PE2 9AP
£125,000



11 Regal Place

Peterborough

PE2 9AP

A well-proportioned two-bedroom top floor apartment, ideal for investors, offering bright and airy accommodation with en-suite to the principal bedroom, gas central heating and no forward chain, conveniently located within walking distance of Peterborough city centre and local amenities.

• IDEAL INVESTMENT OPPORTUNITY

• TWO DOUBLE BEDROOMS

• ENSUITE SHOWER ROOM TO MAIN BEDROOM

• THREE PIECE FAMILY BATHROOM

• CURRENTLY RENTED AT £850 PCM

• FITTED KITCHEN SPACE

• GAS CENTRAL HEATING AND DOUBLE GLAZING

• CONVENIENT LOCATION WITHIN EASY ACCESS TO PETERBOROUGH CENTRE

• WALKING DISTANCE TO LOCAL AMENITIES

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£125,000

HALLWAY
Door to side, radiator, airing cupboard, access to:

KITCHEN
7'10" x 9'11"
Velux window to front, fitted kitchen with a matching range of base and eye level units, fitted kitchen with a matching range of base and eye level units, fitted sink drainer, space for appliances.

LIVING ROOM
10'5" x 12'8"
UPVC double glazed window and Velux window to rear, fitted carpet, radiator.

BEDROOM 1
8'3" x 9'5"
UPVC double glazed window to rear, fitted carpet, radiator, fitted wardrobes, access to:

ENSUITE
Fitted three piece suite with WC and wash hand basin, shower cubicle.

BEDROOM 2
8'3" x 8'10"
UPVC double glazed Juliet balcony to front, fitted carpet, radiator.



BATHROOM
7'10" x 5"
Velux window to front, three-piece suite with WC, wash hand basin, bath, radiator.

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.

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	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) 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		
England & Wales	EU Directive 2002/91/EC 	