

for sale

£115,000



## Kesteven Walk PETERBOROUGH PE1 5DR

Connells are delighted to present this 2 Bedroom, 2nd Floor Apartment situated in the popular area of Kesteven Walk, the property offers easy access to the city centre and will make an ideal first time purchase or investment. Call to view 01733 314775, it also benefits from No Chain!





# Kesteven Walk PETERBOROUGH PE1 5DR

## Entrance Hall

7' 8" x 4' 5" ( 2.34m x 1.35m )  
Door to Storage cupboard.

## Lounge

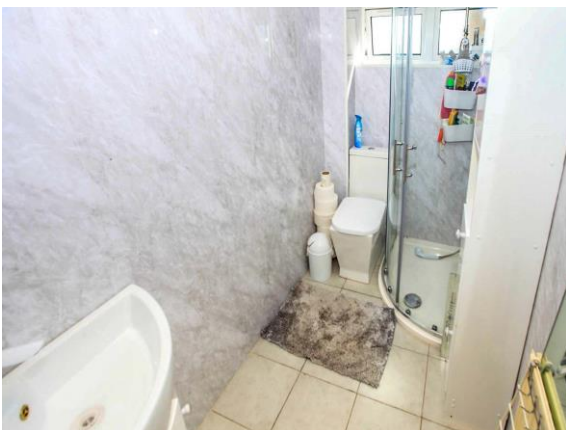
17' 1" x 9' 8" ( 5.21m x 2.95m )  
UPVC double glazed windows to the front and rear aspects,  
Radiator, T.V point and laminate flooring.

## Kitchen

9' 7" x 7' 9" ( 2.92m x 2.36m )  
Worktops with a rolled edge, tiling to the rear of the worktops,  
cupboards at base and eye level + draws, inset stainless steel  
sink and drainer + mixer tap, integrated electric hob & oven,  
extractor with a brushed steel finish, space and plumbing for a  
washing machine, space for fridge freezer and a tiled floor.

## Bedroom One

11' 4" x 11' 1" ( 3.45m x 3.38m )  
UPVC double glazed window to the rear aspect, radiator and  
laminate flooring.



## Bedroom Two

11' 6" x 6' 8" ( 3.51m x 2.03m )

UPVC double glazed window to the rear aspect, radiator and laminate flooring.

## Shower Room

Shower cubicle, close coupled W.C with half and full flush, wash hand basin inset to a vanity unit and a tiled floor.

## Outside

Communal garden laid to lawn.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01733 314 775**  
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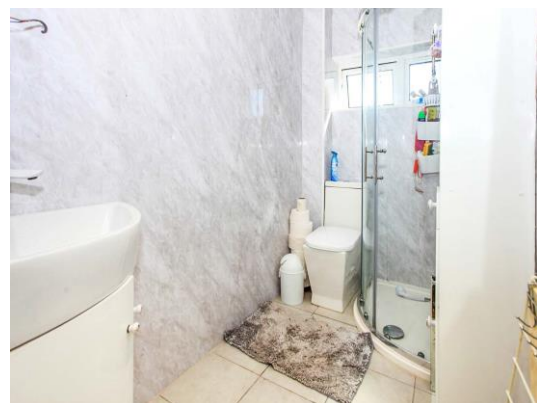
Property Ref: PBO310259 - 0014

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/PBO310259](http://connells.co.uk/Property/PBO310259)

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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