



Close To City Centre

No Onward Chain

Immaculate Presentation Throughout

Two Double Bedroom

Bright & Airy Top Floor Apartment

Two Allocated Car Parking Spaces



Royal Court, Eye Road
Peterborough, PE1 4SD

Offers Over £140,000

wilson&co welcome you to Royal Court | No Onward Chain | Top Floor Two Bedroom Apartment | Less than 3 Years Old | Ideal Investment | Low Service Charge | Perfect First Time Buy | Open Plan Living Area | Spacious Light & Airy Apartment | Two Allocated Car Parking Spaces | Call 01733 893 520 to arrange your viewing |

Presented in immaculate condition throughout is this two bedroom, top floor apartment. Situated close to the city centre, this apartment is ideal for investors and first time buyers. Upon entrance, the apartment is light, airy and very well decorated.

Entrance Hall - Intercom system, wall mounted radiator, loft hatch, fitted carpet, door to;

Open Plan Kitchen / Living Area - 5.3m x 5.5m max (17'4" x 18'0" max) - The kitchen is fitted within a matching range of Hi-gloss eye and base units, Built in kitchen appliances including, oven, hob and extractor, dishwasher, fridge freezer and washing machine, stainless steel 1&1/2 sink unit with mixer tap and tiled splash backs, Vinyl flooring

The lounge is fitted with neutral carpet, wall mounted radiator, TV point, UPVC double glazed windows to front and side aspect.

Master Bedroom - 3.3m x 3.5m max (10'9" x 11'5" max) - Double sized bedroom fitted with carpet, UPVc double glazed window to rear aspect, build in wardrobe, wall mounted radiator.

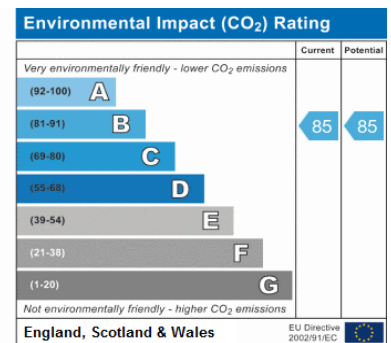
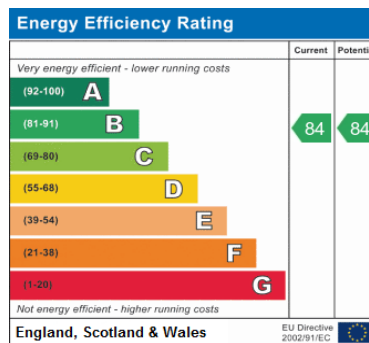
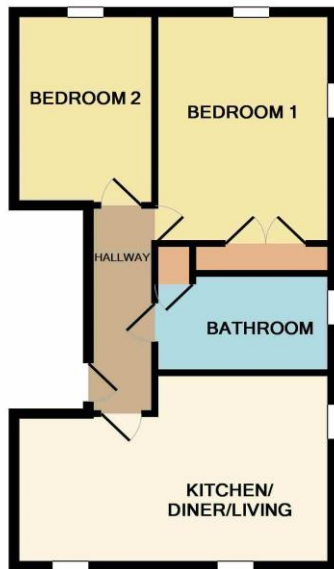
Bedroom Two - 3.0m x 3.2m max (9'10" x 10'5" max) - Double sized bedroom fitted with carpet, UPVc double glazed window to rear aspect, wall mounted radiator.

Family Bathroom - 2.1m x 2.3m max (6'10" x 7'6" max) - Fitted bathroom comprising, paneled bath with fixed head shower and additional mixer shower attachment with tiled surround, pedestal wash hand basin and low level WC, fitted with vinyl flooring, frosted window to rear aspect.

Externally - Neat and tidy communal gardens, two allocated car parking spaces and visitor parking.

Advised Service Charge - Approx. £600 per year paid quarterly

Advised Ground Rent - Approx £200 per year paid annually



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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