



Immaculately Presented

Close to City Centre

Large Open Plan Living Area

Two Bedroom Property

High Specification Throughout

Two Allocated Car Parking Spaces



Royal Court
Peterborough, PE1 4SD

£150,000

wilson&co welcome you to a very well presented two bedroom maisonette located on Eye Road I Finished to a high standard and specification I Two Double Bedrooms I Large Open Plan Living Area I Two allocated parking spaces I Integrated Appliances I Please call 01733 893 520 to arrange your viewing.

This property will make an ideal first home or is a fantastic opportunity for an investor. A leasehold maisonette with very low on going ground rent and service charges.

Briefly comprising of; entrance hall leading on to the stairs to an extremely well presented and large open plan living space with access to a modern kitchen/diner area with built in appliances. The two bedrooms are both a very good size and can accommodate double beds. The bathroom is a three piece suite and again is presented to a high standard with modern tiling and decor.

ENTRANCE

Small Hallway with stairs to first floor landing. Fuse box.

LIVING ROOM

17'7" x 16'7" (5.35m x 5.05m)

KITCHEN

12'7" x 11'1" (3.83m x 3.37m)

BEDROOM ONE

11'8" x 9'9" (3.55m x 2.97m)

BATHROOM

7'3" x 6'9" (2.20m x 2.05m)

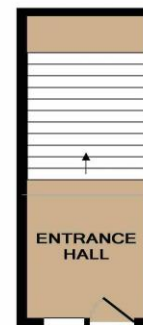
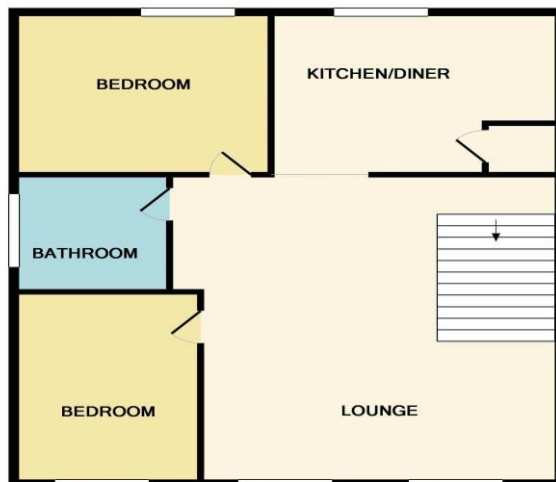
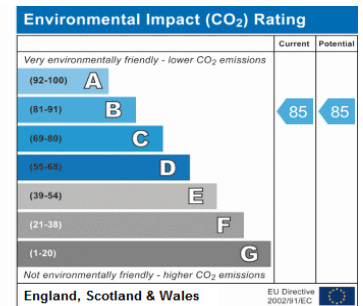
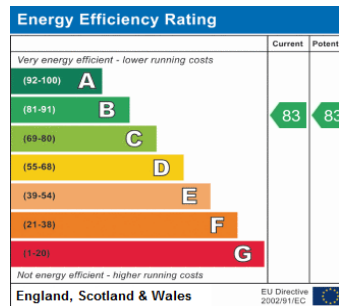
BEDROOM TWO

11'9" x 6'11" (3.58m x 2.10m)

The property to the front is neatly kept and well maintained with a slab laid path to the uPVC front door with feature glass pane and side light.

PARKING

Two allocated car parking spaces and ample visitor spaces located to the rear of the building. Refuse area. All neatly kept and maintained.



1ST FLOOR
APPROX. FLOOR
AREA 718 SQ.FT.
(66.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 111 SQ.FT.
(10.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)
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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MONEY LAUNDERING REGULATIONS 2003

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.

We routinely refer potential purchasers to Pirie Palmann. It is your decision whether you choose to deal with Pirie Palmann. In making that decision, you should know that we receive a payment benefit from Pirie Palmann, equating to £240 (inclusive of VAT) per referral.