

# PROPERTY OF THE WEEK

**38A Cowgate  
Peterborough  
Cambridgeshire  
PE1 1NA**

**£1,150 Monthly**



- FULLY FURNISHED
- VERY CLOSE TO THE TRAIN STATION
- VIDEO INTERCOM
- FULLY REFURBISHED
- EXCELLENT THROUGHOUT
- AVAILABLE NOW



Ref: PRA12487

Viewing Instructions: Strictly By Appointment Only

## General Description

EXCLUSIVE APARTMENT A STONES THROW AWAY FROM THE TRAIN STATION- COMPANY LET/AIR BNB LET POSSIBLE- Available now after full refurbishment is this spacious ONE bedroom apartment with an open plan living, dining and kitchen area, the double bedroom offering built in furniture, the bathroom offers an oversized double shower and is fully tiled, an additional room with Ensuite across the hallway is included in the apartment. A high quality finish has been continued throughout, These apartments come fully furnished with all kitchen appliances included, so moving could not be anymore simple. Smart TV's have also been wall mounted, Video intercom and fingerprint recognition is installed. If you are looking for a fantastic fully furnished apartment in the City centre, across the road from the train station then this is a perfect choice.

Please call Smartmove on 01733 313373 to book your viewing.

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## Accommodation

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### Lounge/Kitchen (25' 4" x 13' 1" Max) or (7.71m x 4.0m Max)

Two single glazed sash windows to front, fitted kitchen with built in fridge freezer, slim line dishwasher and plumbing for washing machine, electric oven, electric hob, sink drainer, cookerhood, work surfaces, wall and base units, radiator, spotlights, carpeted to lounge.

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### Bedroom 1 (17' 3" x 13' 8") or (5.26m x 4.17m)

Two single glazed sash windows to front, one single glazed sash window to rear, spotlights, radiator, built in wardrobes and dressing table and carpeted.

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### Study (8' 4" x 12' 0") or (2.55m x 3.66m)

Single glazed sash window to side, spotlights, radiator and carpet

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### Shower Room (12' 7" Max x 5' 10") or (3.83m Max x 1.77m)

Single glazed sash window to rear, shower cubicle, wash hand basin, low level wc, heated towel rail and fully tiled.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:80

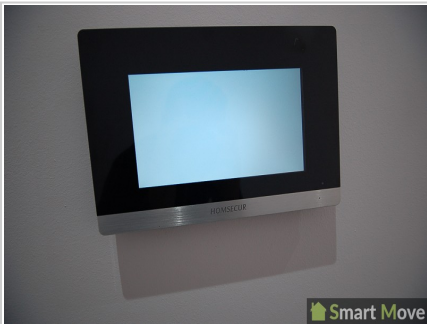
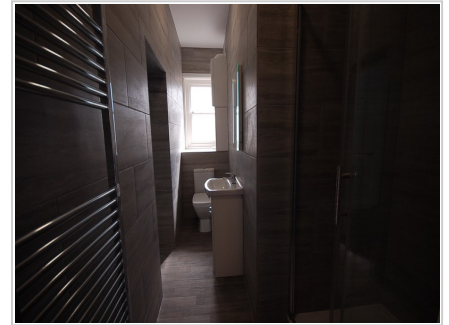
## Tenure

We are informed that the tenure is

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# Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor.

*Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*