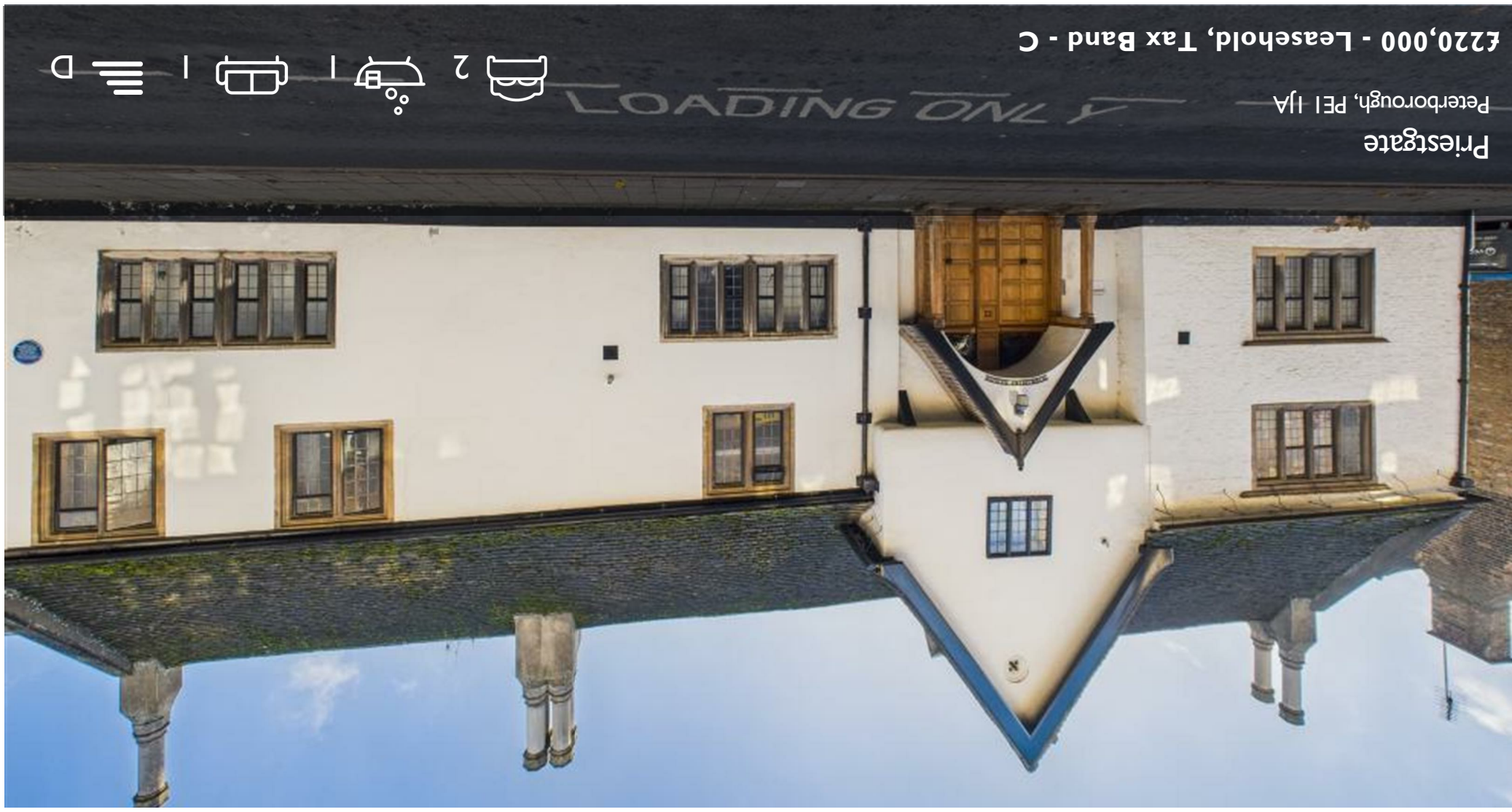


Priestgate

Peterborough, PE1 1JA

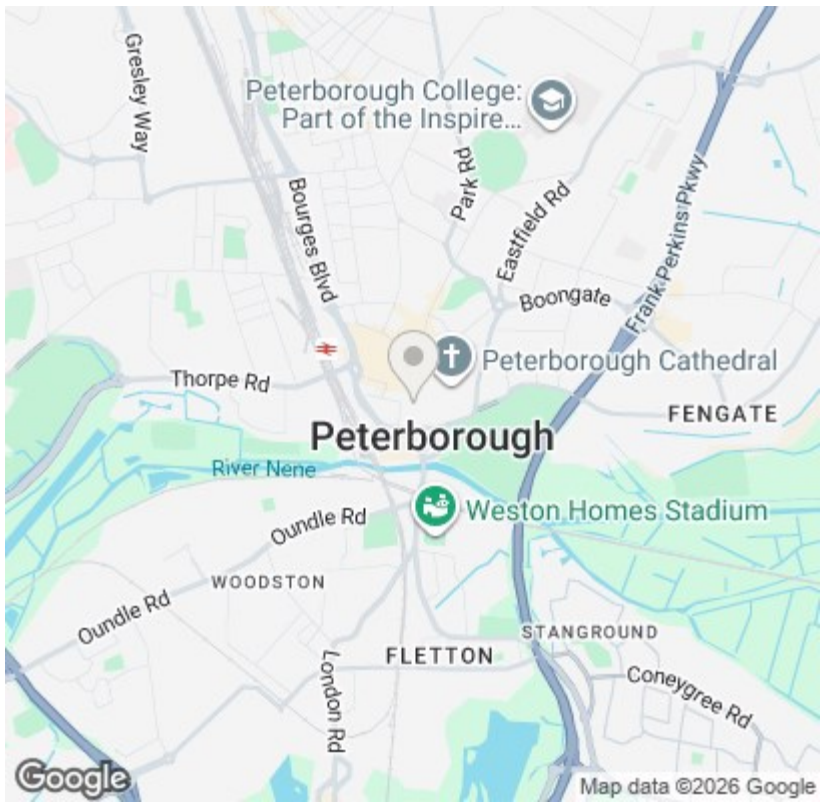
£220,000 - Leasehold, Tax Band - C

2 | 1 | D

Floor Plan



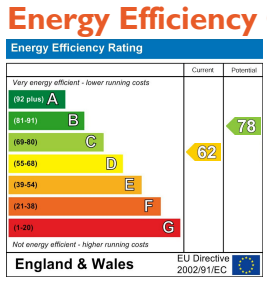
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Priestgate

Peterborough, PE1 1JA

Situated in a prime city centre location, this two bedroom luxury apartment is offered for sale with no forward chain and benefits from a spacious open plan living, kitchen and dining area, a dressing room to the master bedroom, communal gardens and an allocated parking space. Ideally suited to first time buyers, professionals or those looking to downsize, the property is conveniently positioned within walking distance of Peterborough train station and the city's excellent range of shops, restaurants and amenities. A virtual tour is also available.

The accommodation offers a welcoming entrance leading through to the impressive open plan living, kitchen and dining area, providing a versatile space for relaxing, entertaining and everyday living. The kitchen is conveniently incorporated within the main living area, creating a sociable layout that makes the most of the available space. There are two bedrooms, with the second bedroom enjoying the added benefit of a separate dressing room, offering useful storage and an extra touch of luxury. The accommodation is completed by a bathroom, while externally residents can enjoy the communal gardens and benefit from an allocated parking space. Combining generous living space, desirable features and a convenient central location, this attractive apartment presents an excellent opportunity for buyers seeking a stylish home within easy reach of Peterborough train station and the surrounding amenities.

Entrance Hall
3.83 x 1.15 (12'6" x 3'9")

Kitchen/Living Area
6.43 x 5.50 (21'1" x 18'0")

Master Bedroom
2.89 x 3.46 (9'5" x 11'4")

Bathroom
1.60 x 2.43 (5'2" x 7'11")

Bedroom Two
3.31 x 2.58 (10'10" x 8'5")

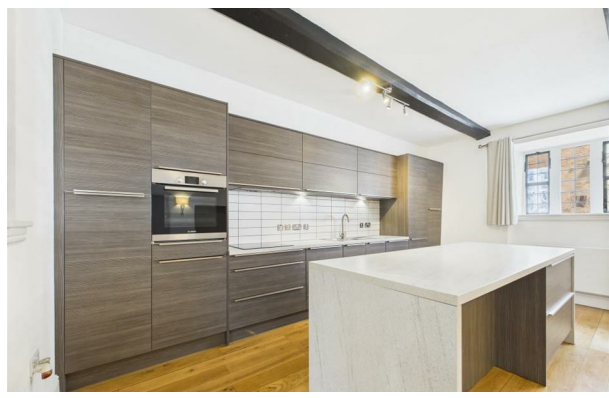
Dressing Room To Bedroom Two
2.28 x 2.14 (7'5" x 7'0")

EPC - D
62/78

Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 999 years
Ground rent £0.00 per annum
Service charge £0.00 per annum



















IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: Yes
Permitted development: Yes
Holiday home rental: No
Restrictive covenant: Yes
Business from property NOT allowed: Yes
Property subletting: Yes
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: Yes
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL





