



**Cubitt Way, Peterborough PE2 9NF**

**welcome to  
Cubitt Way, Peterborough**

- MODERN APARTMENT
- FIRST FLOOR
- LIFT ACCESS
- TWO BEDROOMS
- EN-SUITE TO THE MASTER
- OPEN PLAN LIVING
- WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**145,000**

William H Brown are pleased to offer this lovely two bedroom first floor apartment located within walking distance to Peterborough City Centre and Train Station. Ideal for first-time buyers or investors, this modern home boasts a generous layout including an open plan living, two double bedrooms with en-suite to the master and a family bathroom. On the outside there is an allocated parking space and lift access to the property.

**view this property online** [williamhbrown.co.uk/Property/FLE104524](http://williamhbrown.co.uk/Property/FLE104524)



**Property Ref:**  
FLE104524 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**Entrance Hall**  
18' 2" x 3' 5" ( 5.54m x 1.04m )

**Open Plan**  
**Lounge/Kitchen/Diner**  
24' 6" x 13' ( 7.47m x 3.96m )

**Balcony**  
11' 4" x 4' 1" ( 3.45m x 1.24m )

**Bedroom One**  
12' 5" x 10' 1" ( 3.78m x 3.07m )

**En-Suite**

**Bedroom Two**  
11' 5" x 10' 7" ( 3.48m x 3.23m )

**Bathroom**



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