



Variety House Vicarage Farm Road

PE1 5GX

£220,000

Varity House Vicarage Farm

PET 5Gx

This Perfectly Presented Penthouse On The Edge Of Peterborough's City Centre Will Impress You Throughout

Year Built: 2018 (One Owner Since New)
Parking Arrangements: Two Allocated Spaces & Visitor Parking
Internal Area: Approx. 89 sqm - 957 sqft
Wrap Around Balcony Area: Approx. 65 sqm - 699 sqft
Windows: UPVc Double Glazed
Heating System: Air Source Heating
Vendors Position: Found their next home
EPC Rating: B
Council Tax Band: B
Tenure: Leasehold (Further Details Below)

Situated within close proximity to the city centre and road networks across the city, this unique property offers an exciting opportunity to own luxurious Peterborough Penthouse, The Accommodation briefly comprises of a modern, open plan kitchen/dining/living room with two bedrooms, en-suite to master, office area and bathroom. Accessing the wrap around balcony is via the Open Plan Living Area which benefits from views over the City and is a sensational outdoor space that is perfect for entertaining and will astound most, on first impression. Outside, there is allocated and secure parking for two vehicles.



Rooms & Measurements

Entrance Hall - 1.09 x 4.86 (3'6" x 15'11") -

Bathroom - 1.85 x 2.09 (6'0" x 6'10") -

Hallway - 3.45 x 1.12 (11'3" x 3'8") -

Bedroom Two - 3.38 x 3.15 (11'1" x 10'4") -

Office Space/Snug - 1.86 x 3.55 (6'1" x 11'7") -

Master Bedroom - 3.39 x 3.73 (11'1" x 12'2") -

Ensuite Shower Room - 2.20 x 1.43 (7'2" x 4'8") -

Open Plan Kitchen Lounge Dining Area - 6.48 x 4.88 (21'3" x 16'0")

Wrap Around Balcony - 16.13 x 4.00 (52'11" x 13'1") -

Lease Information

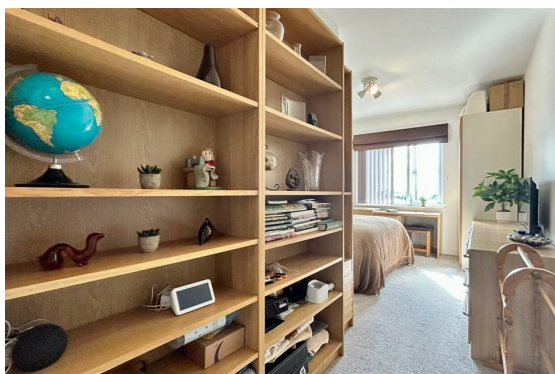
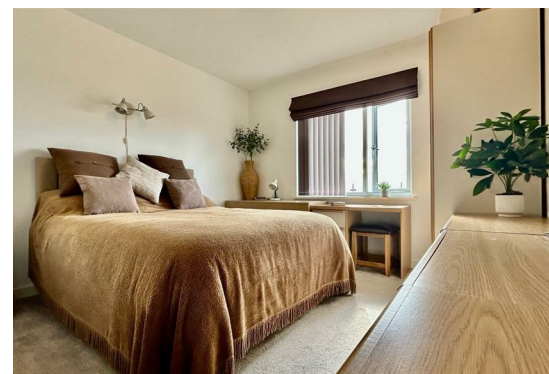
Tenure: Leasehold - Leasehold

Service Charge: £1011.60 pa

Ground Rent: £300.00 pa

Length of lease: 125 Years from 01/01/2015

*The information is provided via the vendor at the time of marketing, and the exact figures should be obtained via your solicitor and the management pack when a sale is agreed.



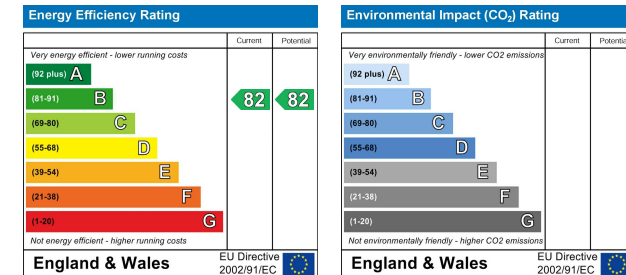
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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