



 **NEWTON FALLOWELL**

Flat 38 New Priestgate House, 57 Priestgate,  
Peterborough, PE1 1JX

 **NEWTON FALLOWELL**



## Key Features

- Modern Apartment in City Centre
- TWO BEDROOMS WITH BUILT-IN WARDROBES
- Open Plan Living Dining Kitchen
- En-Suite & Family Bathroom
- One Allocated Parking Space
- Ideal First-Time Home or Investment
- NO ONWARD CHAIN
- EPC Rating D
- Leasehold

£150,000





This modern apartment was bought from new in 2017 and is situated within the CITY CENTRE within easy access to the train station and Queensgate shopping centre, being sold with NO ONWARD CHAIN and making an ideal first-time home or investment opportunity. The apartment is accessible via either stairs or lift from the communal area, with a secure door providing access to the communal area. The accommodation of the apartment comprises of an entrance hall, open plan living dining kitchen, TWO BEDROOMS which both benefit from the use of a built-in wardrobe, family bathroom and an en-suite shower room to the main bedroom. Outside there is also an allocated parking space.

Entrance Hall

Living Dining Kitchen 17'11" x 11'6" (5.5m x 3.5m)

Bedroom One 7'4" x 10'10" (2.2m x 3.3m)

En-Suite 7'4" x 7'4" (2.2m x 2.2m)

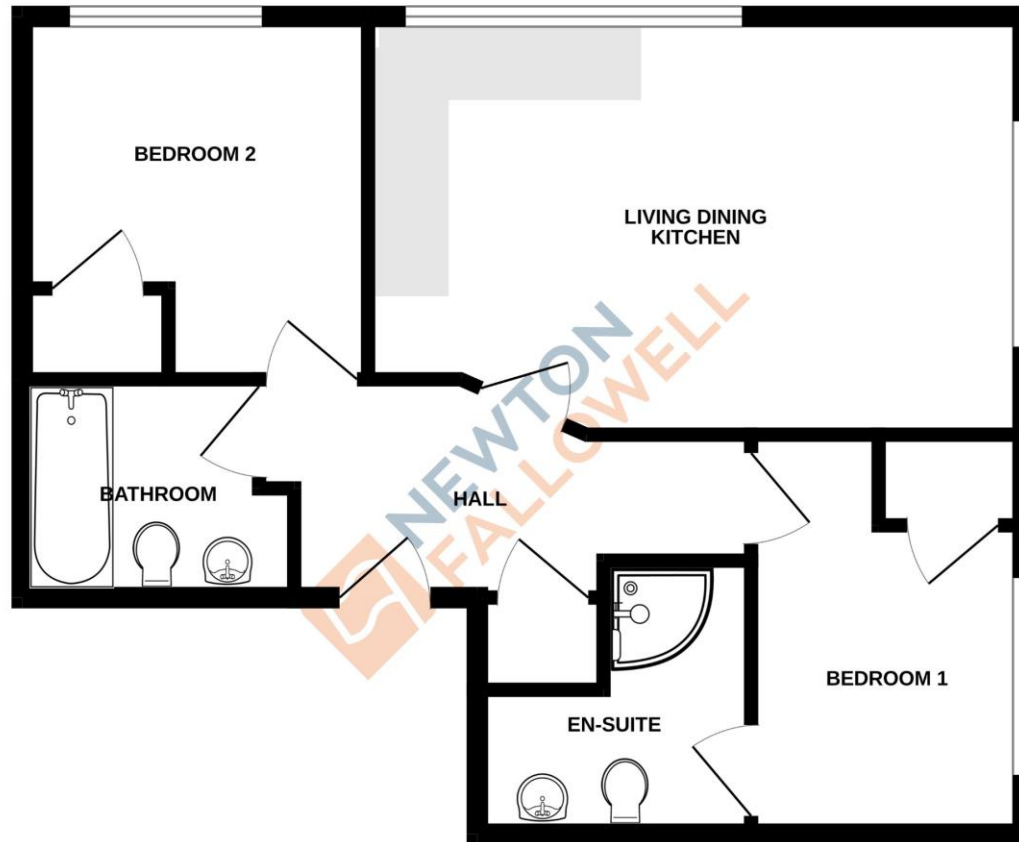
Bedroom Two 9'6" x 9'8" (2.9m x 2.9m)

Family Bathroom 7'6" x 5'9" (2.3m x 1.8m)

#### Lease

We have been advised that the initial 125 year lease commenced on 29th September 2016, therefore there are currently approximately 117 years remaining on the lease. There is an annual ground rent payable of £50 and an annual service charge payable of £2,146.

THIRD FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: C

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024