



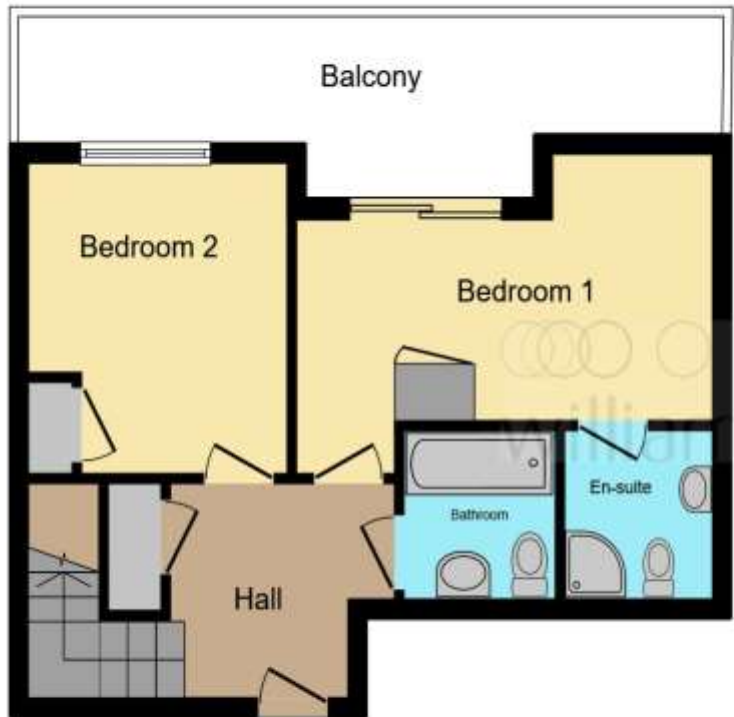
**Bayard Plaza Broadway, Peterborough PE1 1RT**

welcome to

## Bayard Plaza Broadway, Peterborough

**\*\*OFFERED WITH NO FORWARD CHAIN\*\*** William H Brown are pleased to present this luxury, modern, newly built, AIR CONDITIONED TWO BEDROOM PENTHOUSE with full fibre/gigafast internet within the heart of the Peterborough City Centre. Comes with its own Cinema room, gym and concierge. This TWO BEDROOM PENTHOUSE APARTMENT has accommodation configured over two floors. The property briefly comprises entrance hall, TWO DOUBLE BEDROOMS (Both with Built in wardrobes), BATHROOM, EN-SUITE & BALCONY in the main Bedroom. Upstairs on the first floor benefits from OPEN PLAN LIVING, LOUNGE, DINING & KITCHEN AREA with Quartz Worktops, Integrated Zanussi Dishwasher, Fridge Freezer and Washer Dryer, a second balcony which has amazing views overlooking the Peterborough City Centre. Outside benefits from secure underground PARKING and the building does have use of elevators. There is Security/door entry system + CCTV in communal areas. A building manager/Concierge Service. VIEWING HIGHLY ADVISED!!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Bedroom One**

15' 4" x 9' 2" ( 4.67m x 2.79m )

**En-Suite**

**Balcony**

**Bedroom Two**

10' 8" x 9' 6" ( 3.25m x 2.90m )

**Bathroom**

**Open Plan Living**

25' 2" x 20' 3" ( 7.67m x 6.17m )

**Lounge**

**Dining Area**

**Kitchen Area**

**Second Balcony**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Bayard Plaza Broadway, Peterborough

- Luxury Penthouse
- Two Bedrooms
- En-suite
- Open Plan
- Balcony

Tenure: Leasehold EPC Rating: D

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.

offers in excess of

**£292,500**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG121010](http://williamhbrown.co.uk/Property/PCG121010)



Property Ref:  
PCG121010 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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