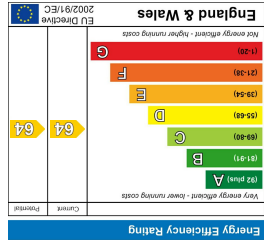


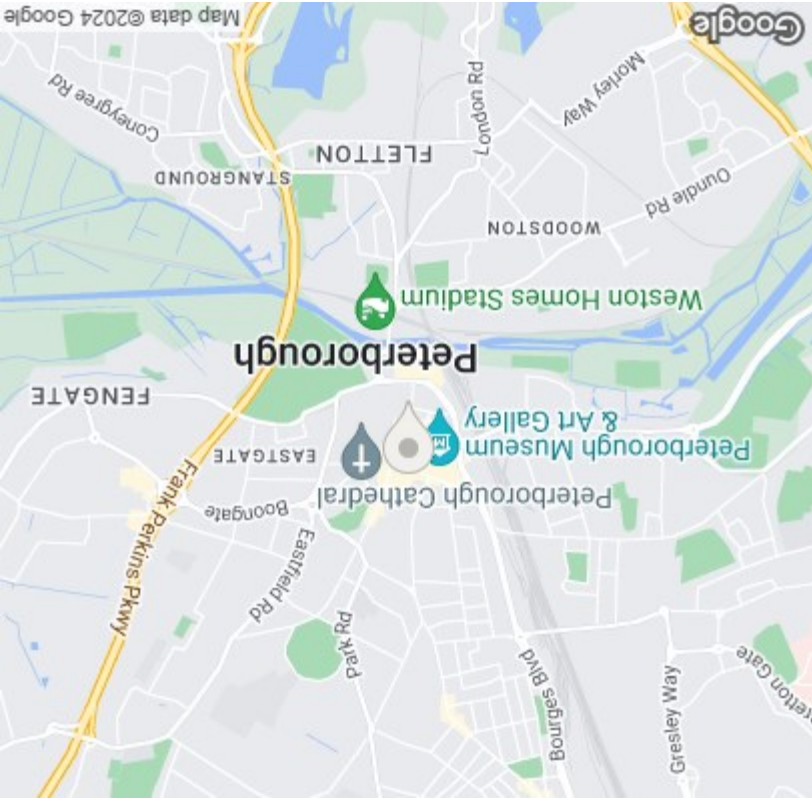
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special 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.



Energy Efficiency Graph

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.

Viewing



Area Map



Floor Plan



23 Cathedral View Wentworth Street
 Peterborough, PE1 1DS
£150,000



23 Cathedral View Wentworth Street Peterborough, PE1 1DS

Situated in the City Centre of Peterborough, this two-bedroom second floor apartment is a perfect first-time purchase or investment. Offering easy access to the train station, local supermarkets and Queensgate shopping centre, this property is in close proximity to local amenities.

Briefly comprising, an entrance hall, large storage cupboards, a family bathroom that is fitted with a three-piece suite comprising a WC, a wash hand basin and a cubicle shower. Two double bedrooms with the master bedroom benefitting from a three-piece en-suite comprising a WC, a wash hand basin and a cubicle shower. Open plan lounge/diner/kitchen, which is fitted with a range of matching base and eye level units, with space for a washing machine and a dishwasher. Integrated fridge/freezer, oven, and electric hob with extractor over. The property is in an immaculate condition and is ready to move into! Please call today to book a viewing.

Entrance Hall

10'5" x 8'2"

Kitchen/Lounge/Diner

14'0" x 14'10"

Master Bedroom

11'5" x 9'6"

En-Suite To Master Bedroom

6'10" x 4'10"

Bedroom Two

12'3" x 9'2"

Bathroom

6'8" x 5'6"



EPC - D
64/64

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 - 115 years

Ground rent £200 per annum

Service charge £1250 per annum

**DRAFT DETAILS AWAITING
VENDOR APPROVAL**