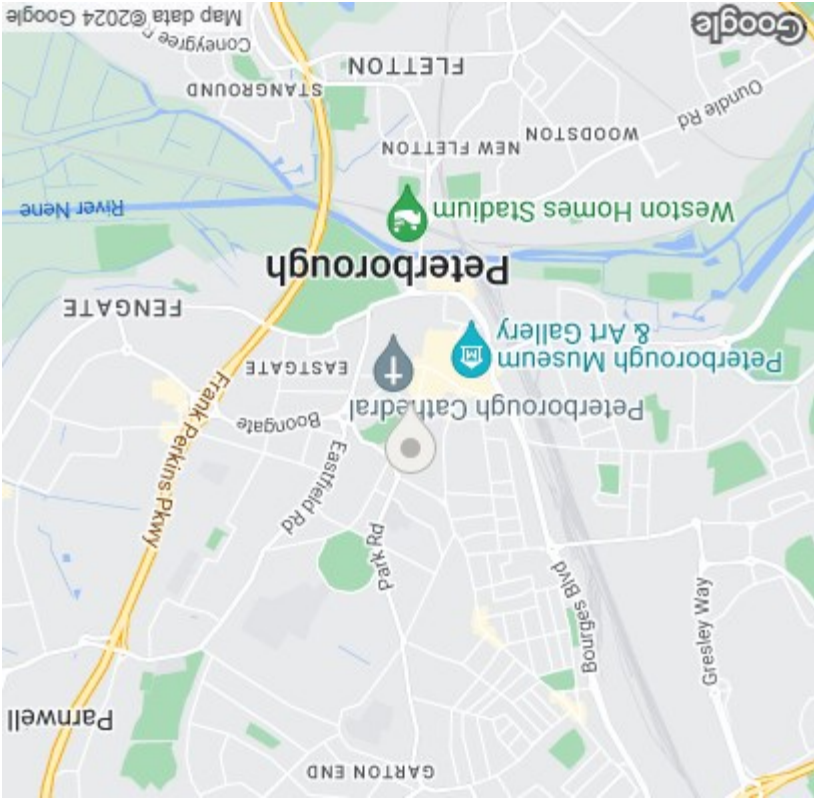


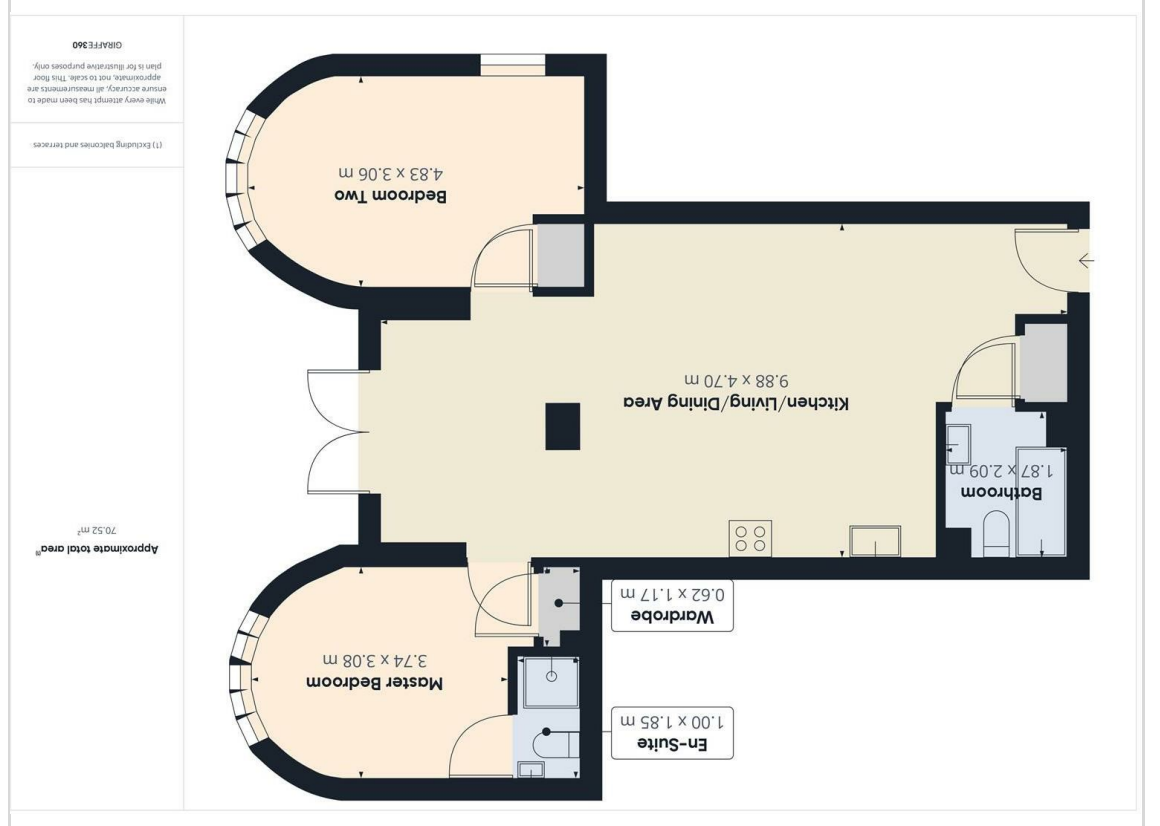
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Energy Efficiency Class
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-45

Energy Efficiency Graph



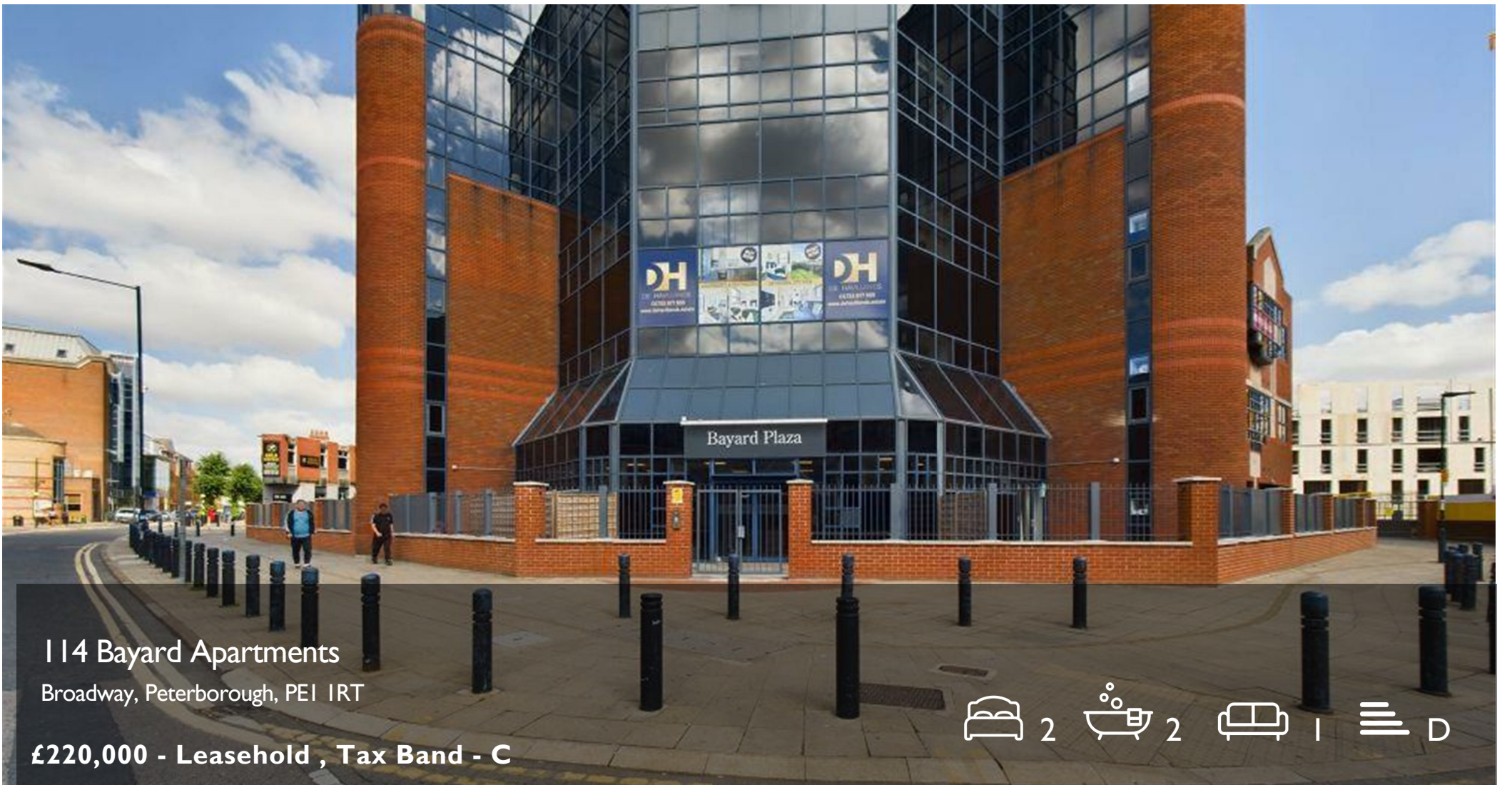
Area Map



Floor Plan

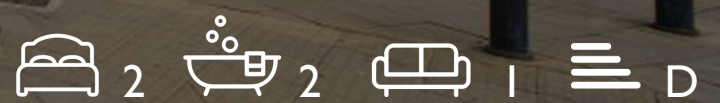
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



114 Bayard Apartments  
Broadway, Peterborough, PE1 IRT

£220,000 - Leasehold , Tax Band - C



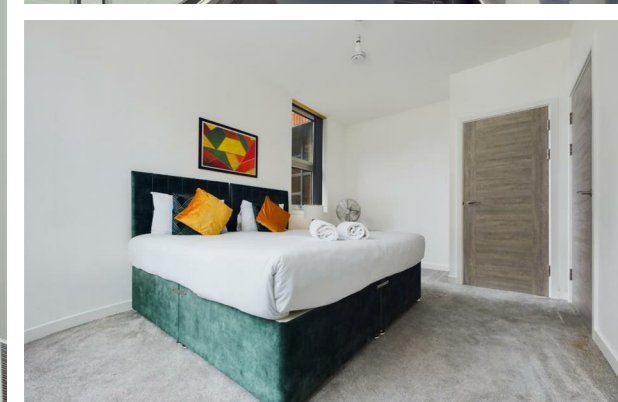
## 114 Bayard Apartments

Broadway, Peterborough, PE1 1RT

\*\*\*Offered with No Forward Chain!\*\*\*

City and County are delighted to market this stunning TWO BEDROOM, GROUND FLOOR, LUXURY APARTMENT! City centre living, walking distance to Peterborough Train Station, local schools and amenities all a short walk away! This property would be perfect for first time buyers, downsizers, and investors! The property is also suitable for the disabled due to several lifts in the building. Bayard Plaza is a new development offering a modern way of living and boasts some amazing benefits. There is a twenty-four-hour concierge service, and offers a well-equipped residents' gym, plus a cinema room which seats up to twelve people at a time.

Versatile accommodation comprising a large open plan living/dining/kitchen room, fitted with a matching range of base and eye-level units with worktops over, integrated dishwasher, integrated fridge/freezer, sink, built in ovens and electric hob with extractor over and integrated washer/dryer. There are two double bedrooms, both with built in wardrobes. There is a separate three-piece family bathroom comprising a bath with shower over, wash hand basin, WC, and a heated towel rail. Off the master bedroom includes a three-piece en-suite comprising a shower cubicle, wash hand basin, WC, and a heated towel rail. There is also air conditioning available. Outside boasts an outside seating area which is private to the apartment. There is underground parking available with electric gated access. Please call the office to truly appreciate what this apartment has to offer. Virtual tour available to view.



**Kitchen/Living/Dining Area**  
32'4" x 15'5"

**Bathroom**  
6'1" x 6'10"

**Master Bedroom**  
12'3" x 10'1"

**En-Suite To Master Bedroom**  
3'3" x 6'0"

**Wardrobe In Master Bedroom**  
20'3"4" x 3'10"

**Bedroom Two**  
15'10" x 10'0"

**EPC - D**  
68/68

**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 - TBC  
Ground rent £TBC  
Service charge £TBC

**IMPORTANT LEGAL INFORMATION**  
TO BE CONFIRMED

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

