

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.

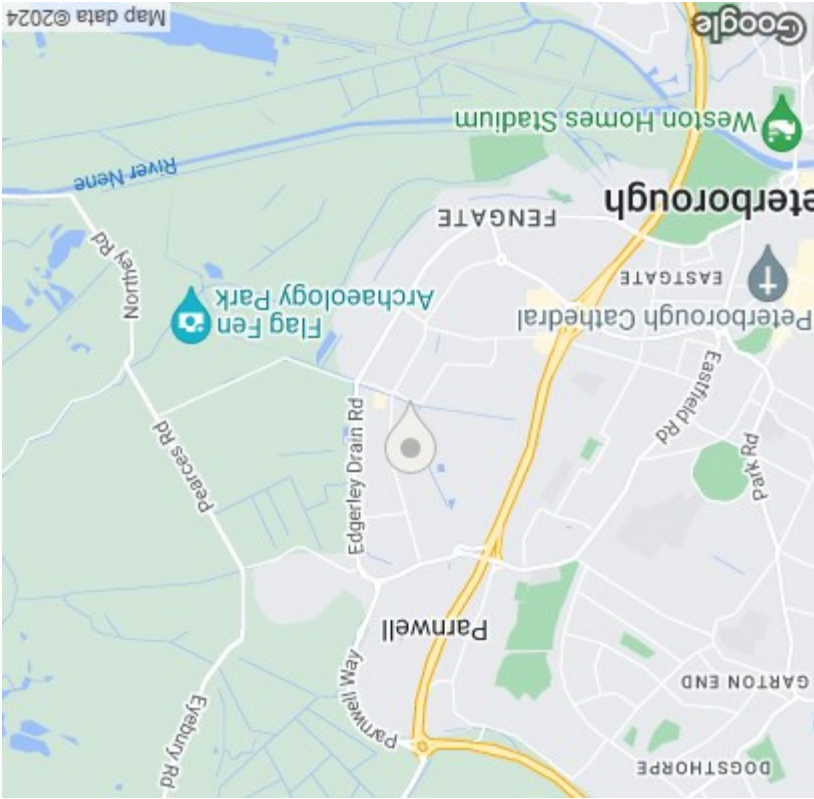
Energy Efficiency Rating	
Current	Assumed
A	A
B	B
82	82
C	C
D	D
E	E
F	F
G	G

EU Directive 2002/91/EC
The energy indicator - higher ratings are better

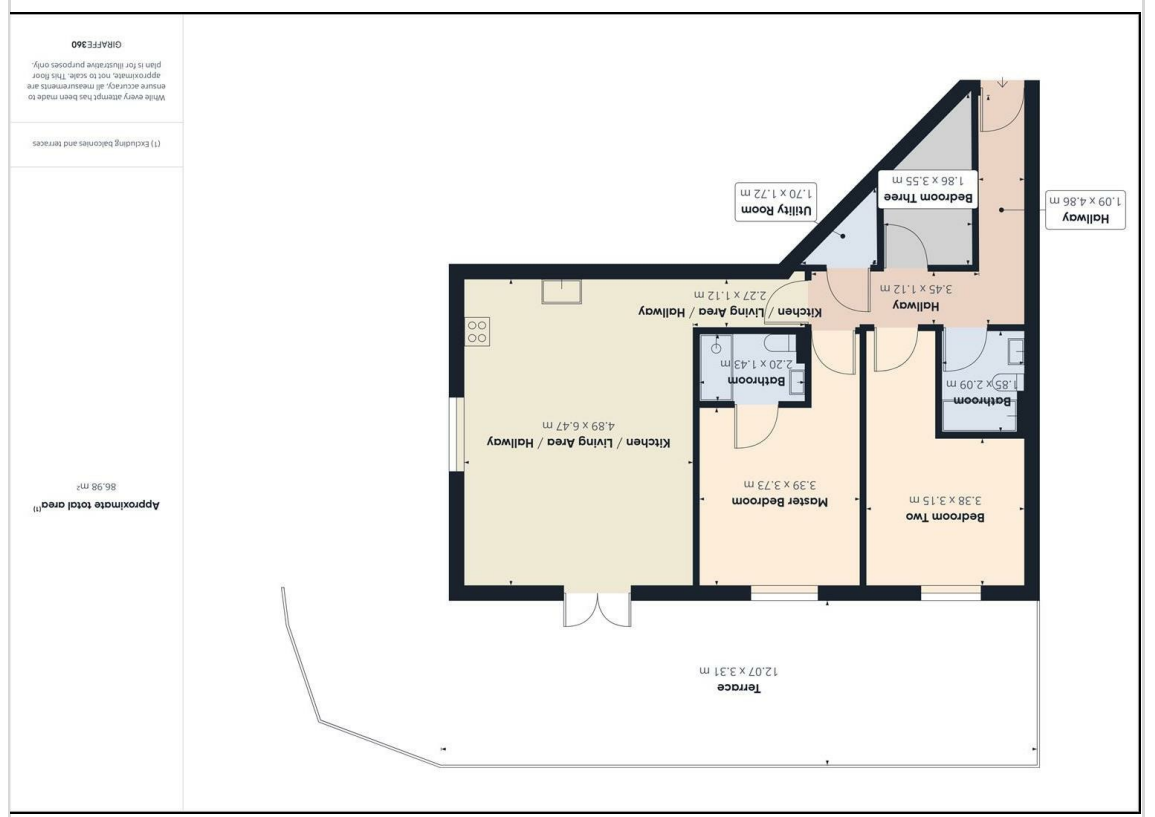
Energy Efficiency Graph

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

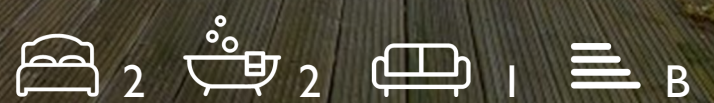


Floor Plan



102 Vicarage Farm Road
Peterborough, PE1 5GX

Guide Price £210,000 - Leasehold , Tax Band - B

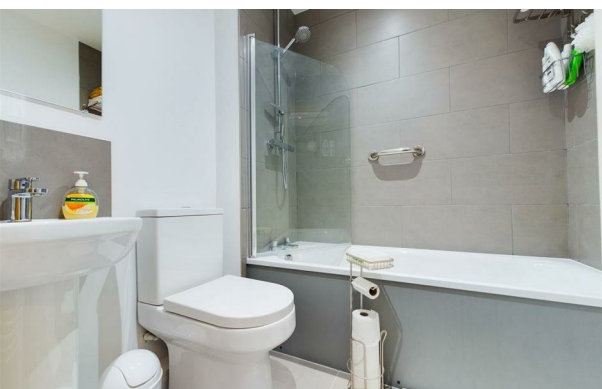
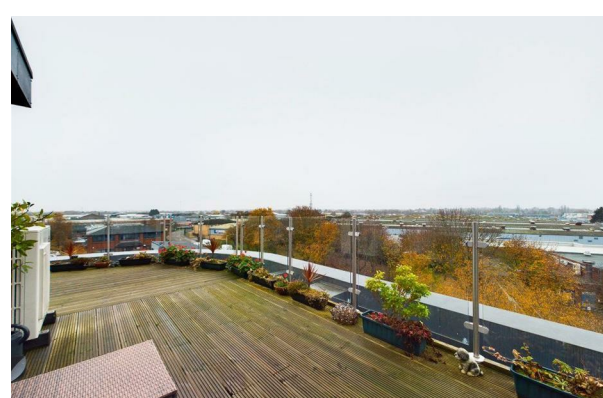


102 Vicarage Farm Road

Peterborough, PE1 5GX

****GUIDE PRICE £210,000 - £230,000**** City and County are excited to bring to the market this lovely luxury THREE BEDROOM PENTHOUSE apartment that would make a FANTASTIC FIRST TIME BUY or INVESTMENT opportunity. It is perfectly positioned being within walking distance to local amenities, and only a short drive away from the City Centre. The property briefly comprises, a family bathroom, two double bedrooms and one single, an ensuite to the master, and an open plan lounge/kitchen/diner.

The living area is fitted with laminate flooring and a modern kitchen, comprising a range of matching base and eye level units, space for a washing machine, dishwasher, and fridge/freezer. There is a four-ring electric hob with extractor hood over, integrated gas oven and a stainless-steel sink. The immaculate family bathroom is fitted with a three-piece suite comprising, WC, wash hand basin and a bath with a shower over. Tiled flooring and tiled surround. Bedroom one is fitted with a carpet and has the benefit of a stunning three-piece en-suite, comprising a WC, wash hand basin and a shower. Bedroom two is also fitted with a carpet and bedroom three is a single room, and fitted with laminate flooring and features a skylight. Outside there is a large wrap-around terrace with views of Peterborough City. There is plenty of space for a shed, plants, BBQ and table & chairs. Downstairs there are two allocated parking spaces and security doors leading to the lift for access to the apartment. A viewing is essential to fully appreciate whats on offer.



Hallway
3'6" x 15'11"

Bathroom
6'0" x 6'10"

Hallway
11'3" x 3'8"

Bedroom Two
11'1" x 10'4"

Bedroom Three
6'1" x 11'7"

Utility Room
5'6" x 5'7"

Master Bedroom
11'1" x 12'2"

Bathroom
7'2" x 4'8"

Kitchen/Living Area/Hallway
7'5" x 3'8"

Kitchen/Living Area/Hallway
16'0" x 21'2"

Terrace
39'7" x 10'10"

EPC: B
82/82

Tenure: Leasehold
Leasehold
Service Charge & Ground Rent:
£1,500
Length of lease remaining: 121
Years

*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.