

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 (77-91)	A (77-91)
B (69-76)	B (69-76)
C (54-68)	C (54-68)
D (44-53)	D (44-53)
E (35-43)	E (35-43)
F (29-34)	F (29-34)
G (1-28)	G (1-28)

EU Directive 2002/91/EC
 The energy indicator - higher ratings are better
 Any energy related meter ratings shown

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.

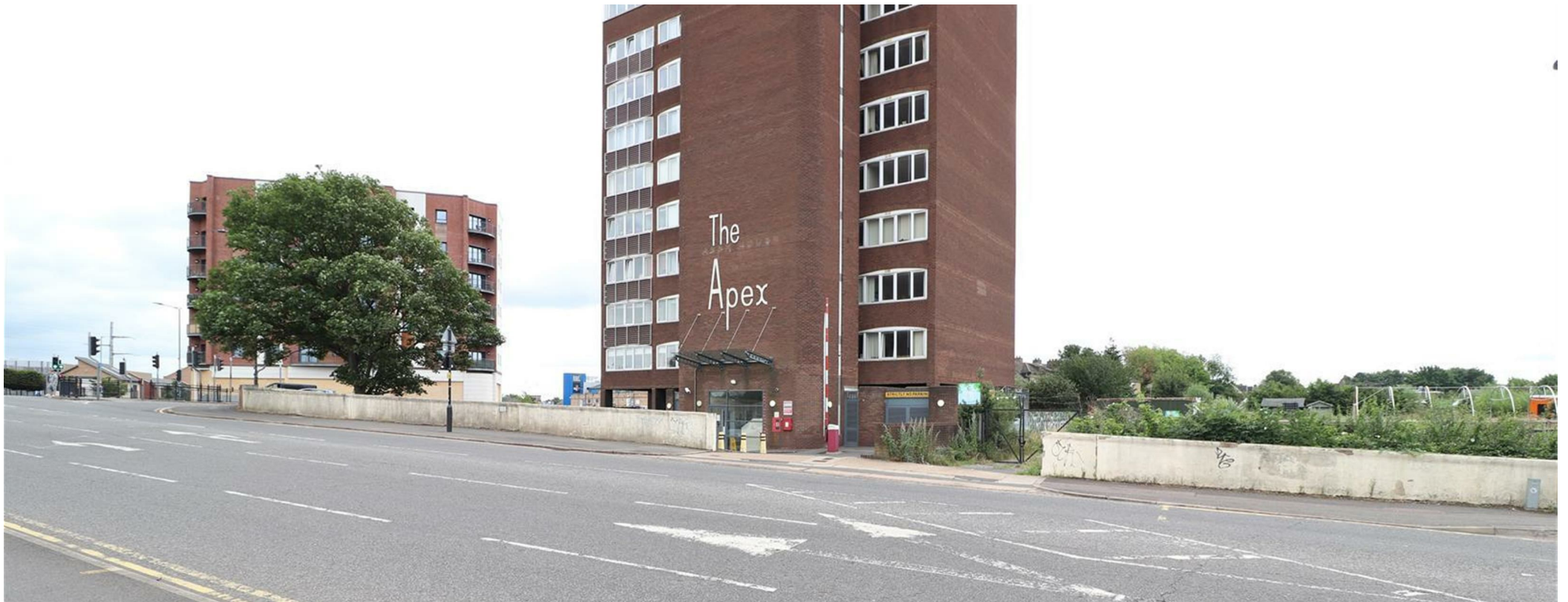
Viewing



Area Map



Floor Plan



19 The Apex Oundle Road
 Peterborough, PE2 8AT

£127,995 - Leasehold , Tax Band - C



19 The Apex Oundle Road

Peterborough, PE2 8AT

Situated on the desirable Oundle Road in Peterborough, this charming flat offers a delightful living space with a large reception room, two bedrooms, and two bathrooms.

As you step into this spacious fifth-floor apartment, you are greeted by a well-appointed kitchen featuring base and eye-level units, an integrated oven, and ample space for a washing machine. The family bathroom is elegantly fitted with a three-piece suite, including a WC, a wash hand basin, and a bath with a shower over it, perfect for unwinding after a long day. The master bedroom boasts an en-suite, complete with a three-piece suite comprising a WC, a wash hand basin, and a cubicle shower, providing a touch of luxury and convenience.

Conveniently located within walking distance to Peterborough city centre and the train station, this property offers both comfort and accessibility. Don't miss the opportunity to make this flat your new home sweet home.

Entrance Hall

6'0" x 9'8"

Kitchen/Living Area

15'4" x 20'0"

Master Bedroom

15'10" x 14'0"

En-Suite To Master Bedroom

8'3" x 5'7"

Bedroom Two

14'8" x 9'10"

Bathroom

7'11" x 5'8"



EPC - C
72/79

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

AWAITING CONFIRMATION