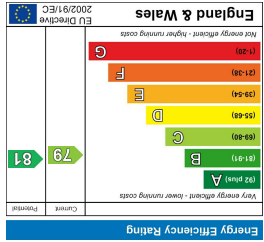


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees, 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



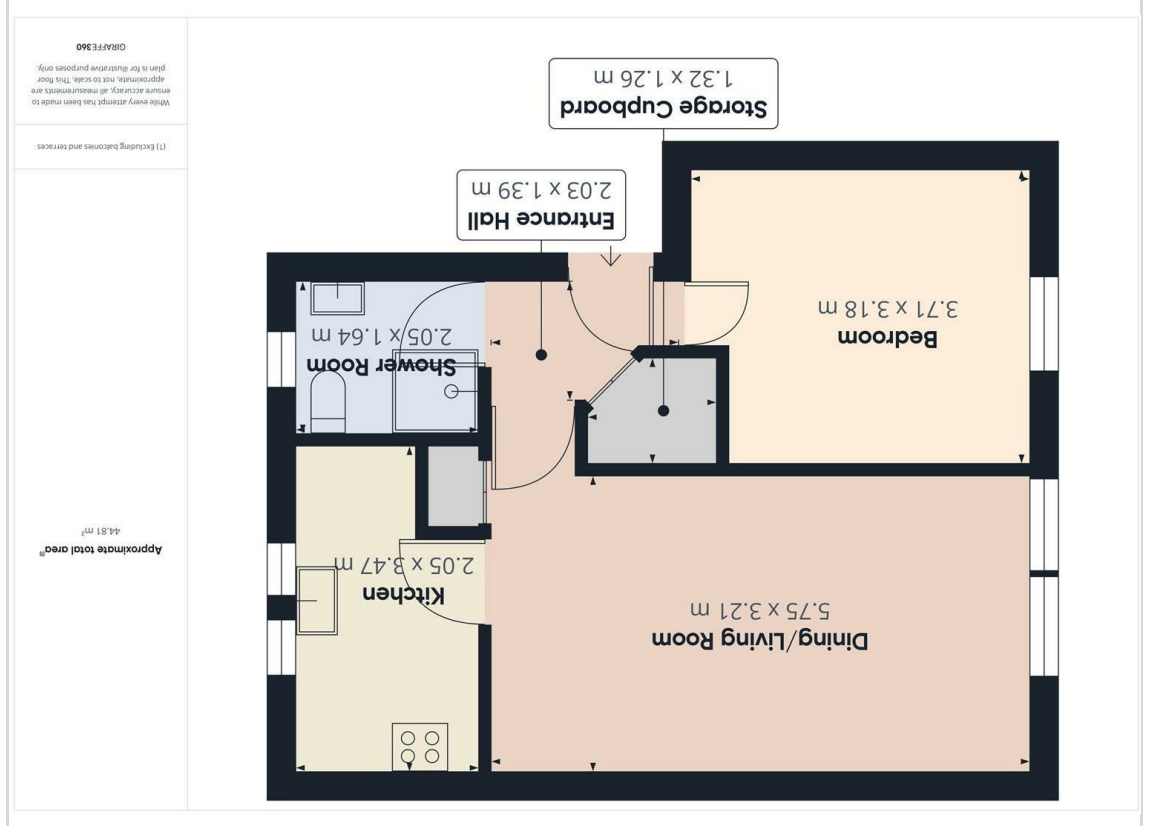
Energy Efficiency Graph

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



Ashfields, The Drive
Peterborough, PE3 6DJ

Offers In Excess Of £100,000 - Leasehold , Tax Band - A



Ashfields, The Drive

Peterborough, PE3 6DJ

Ideal Investment Opportunity/First Time Buy and Perfect For Commuters!

City and County are excited to market this spacious, ONE BEDROOMED, SECOND FLOOR apartment located within walking distance to Peterborough city centre and the train station with a fifty-minute train journey to London Kings Cross! Close to other local amenities, transport links and easy access to local schools. The property includes communal parking, shared gardens, and will make an ideal long term investment.

Briefly comprising, an entrance hall, with a large storage cupboard, a three-piece shower room that is fitted with a WC, a wash hand basin, and a shower enclosure. Double bedroom with space for wardrobes. There is a separate dining/living room and a re-fitted kitchen that is fitted with a range of matching base and eye level units, with space for a washing machine, a fridge/freezer, and oven with a four-ring electric hob with an extractor over. The property comes with communal parking that you will need a permit for. Electric heating throughout. Please call the office to arrange your viewing and see our virtual tour attached.

Entrance Hall
6'7" x 4'6"

Shower Room
6'8" x 5'4"

Kitchen
6'8" x 11'4"

Dining/Living Room
18'10" x 10'6"

Storage Cupboard
4'3" x 4'1"

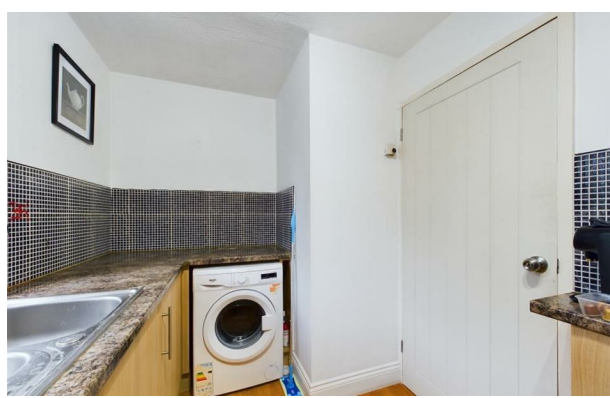
Bedroom
12'2" x 10'5"

EPC - C
79/81

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 - 87 years
Ground rent £10 per annum
Service charge £1241.88 per annum



IMPORTANT LEGAL INFORMATION

Verified Material Information

Lease length: 87 years remaining
Ground rent: £10 per annum
Service Charge: £1241.88 per annum
Property construction: Standard
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Electric
Heating features: None
Broadband: up to 80Mbps
Mobile coverage: EE- Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Parking: Communal, Covered
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: No
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

