



Constantine Drive

Cardea, Peterborough, PE2 8WR

£155,000 - Leasehold , Tax Band - B

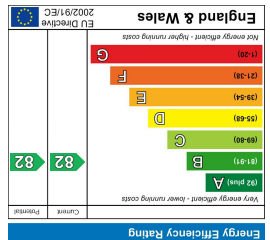


Floor Plan



Area Map

Energy Efficiency Graph



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

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.

Constantine Drive

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This spacious two-bedroom ground-floor apartment, located in the sought-after Cardea estate in Peterborough, offers a perfect blend of comfort and convenience. The property features an inviting entrance hall leading to two generously sized double bedrooms and a modern family bathroom complete with a three-piece suite, including a WC, wash hand basin, and a bath with an overhead shower.

The open-plan living area is ideal for both relaxation and entertaining, with a bright lounge seamlessly connected to the kitchen/diner. The kitchen is well-appointed with a range of matching base and eye-level units, offering ample space for a washing machine and fridge freezer. French doors open out to the communal garden, providing a peaceful outdoor retreat. Additional benefits include allocated parking and close proximity to local schools, transport links, and amenities. With easy access to the Fletton Parkway, this apartment is perfect for those seeking a stylish and well-connected home in a vibrant community.

Entrance Hall

6'7" x 9'10"

Kitchen/Diner/Living Area

10'5" x 20'6"

Master Bedroom

9'8" x 12'3"

Bathroom

7'1" x 5'5"

Bedroom Two

6'2" x 10'4"

EPC - B

82/82

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 - 993

Ground rent £125 per annum

Service charge £1380 per annum

IMPORTANT LEGAL INFORMATION



Material Information

Lease length: 994 years remaining
Ground rent: £125 per annum
Service Charge: £1342.50 per annum
Property construction: Standard
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas
Heating features:
Broadband: up to 940Mbps
Mobile coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

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

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.

