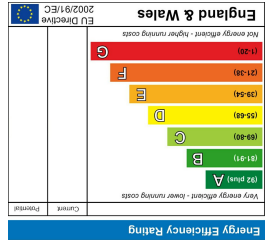


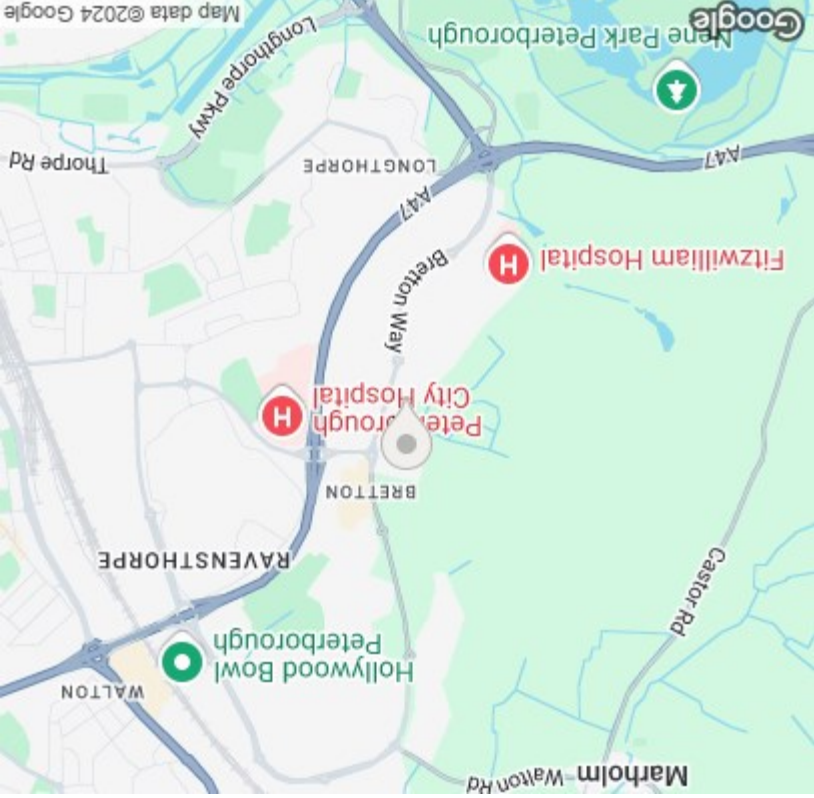
Disclaimer: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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

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.

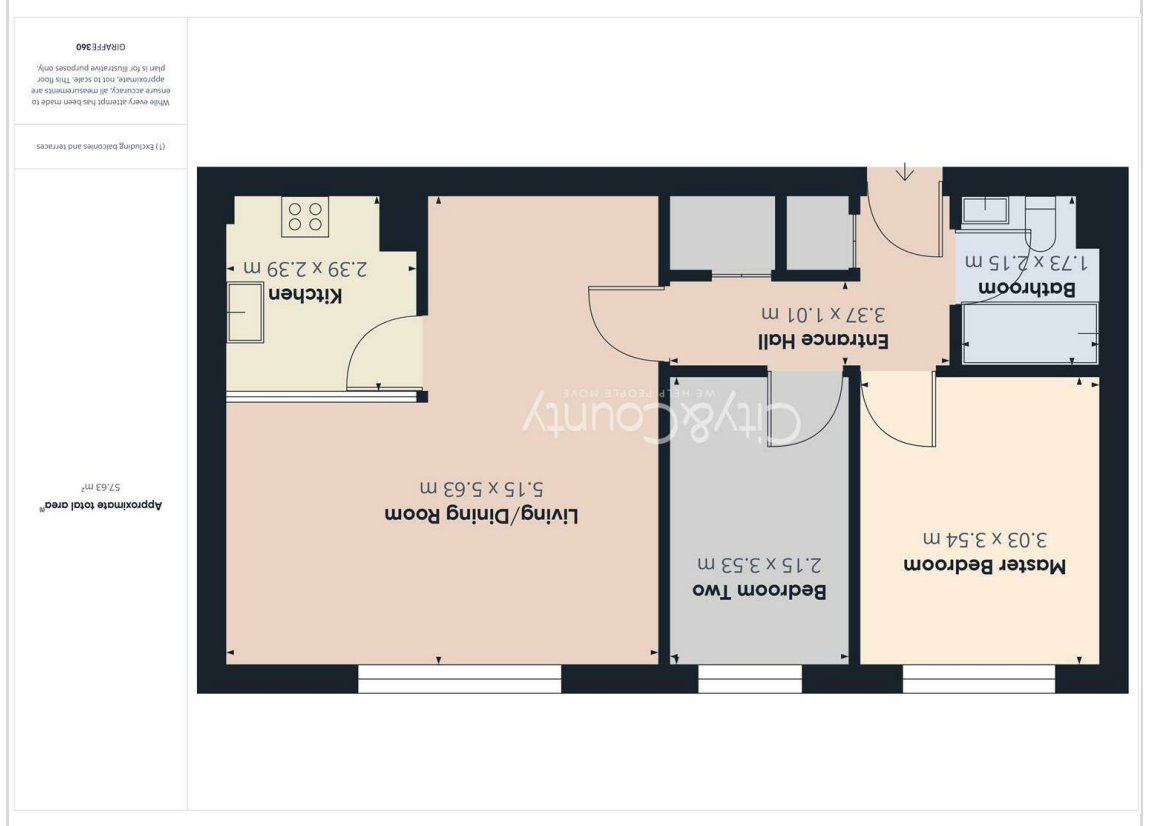
**Viewing**



**Energy Efficiency Graph**



**Area Map**



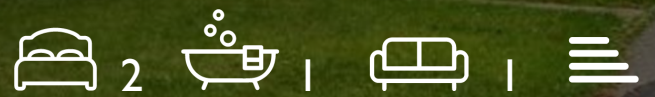
**Floor Plan**



**Deerleap**

Bretton, Peterborough, PE3 9YA

**Guide Price £95,000 - Leasehold , Tax Band - A**



## Deerleap

Bretton, Peterborough, PE3 9YA

GUIDE PRICE £95,000-£110,000

Welcome to Deerleap, Peterborough – a fantastic opportunity for first-time buyers or investors alike! This spacious and inviting two-bedroom second-floor apartment is perfectly nestled in a peaceful Cul-de-Sac, offering the ideal combination of comfort and convenience.

Step inside and discover two generous double bedrooms, both filled with natural light, and an open-plan living space designed to suit modern lifestyles, providing flexibility for dining, relaxing, and entertaining. The well-appointed kitchen features a range of stylish base and eye-level units, offering ample storage and space for your washing machine and fridge/freezer. The bathroom includes a contemporary three-piece suite, complete with a bath and shower overhead, ensuring practicality and comfort.

Externally, you'll enjoy access to the beautifully maintained communal garden, along with the convenience of communal parking facilities and a single garage. With excellent connectivity to the A47 and walking distance to Peterborough City Hospital, local schools, and essential amenities, this apartment combines tranquil living with easy access to the city's facilities.

Whether you're stepping onto the property ladder or looking for a solid investment, Deerleap offers the perfect blend of space, style, and location.

### Entrance Hall

11'0" x 3'3"

### Living/Dining Room

16'10" x 18'5"

### Kitchen

7'10" x 7'10"

### Master Bedroom

12'10" x 11'7"

### Bedroom Two

7'0" x 11'6"

### Bathroom

5'8" x 7'0"

EPC - Awaiting



### 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 - 89 years  
Ground rent and Service Charge = £1824 per annum

### IMPORTANT LEGAL INFORMATION

#### Material Information

Lease length: 89 years remaining  
Ground rent and service charge: £1824 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 1000Mbps  
Mobile coverage: EE- Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Communal, Garage  
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:  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: Awaiting

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.