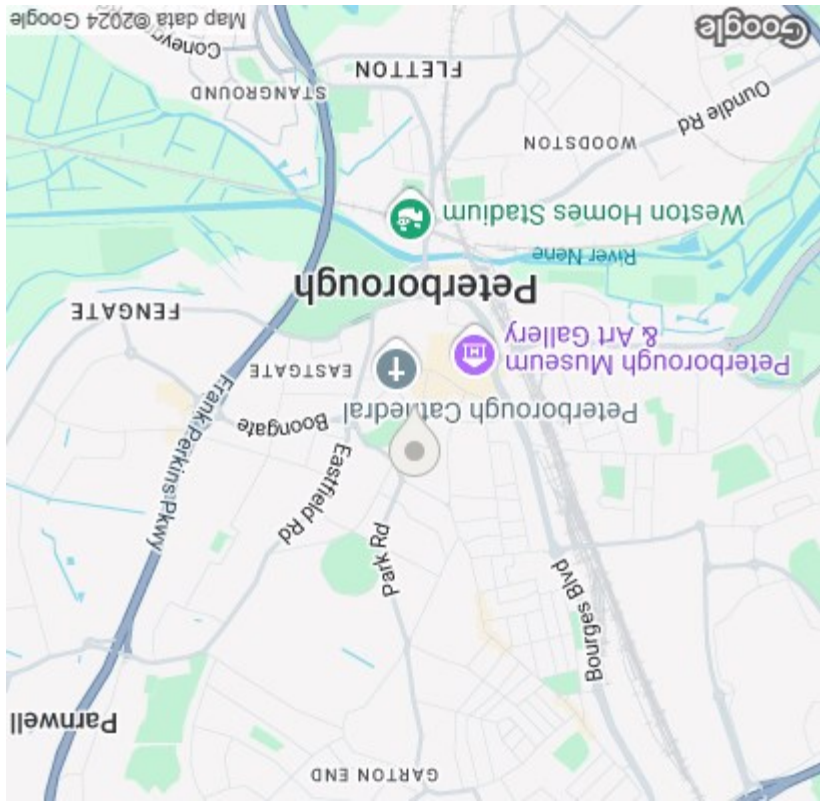


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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. 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 Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient - lower rating costs
 Any energy inefficient - lower rating costs
 EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



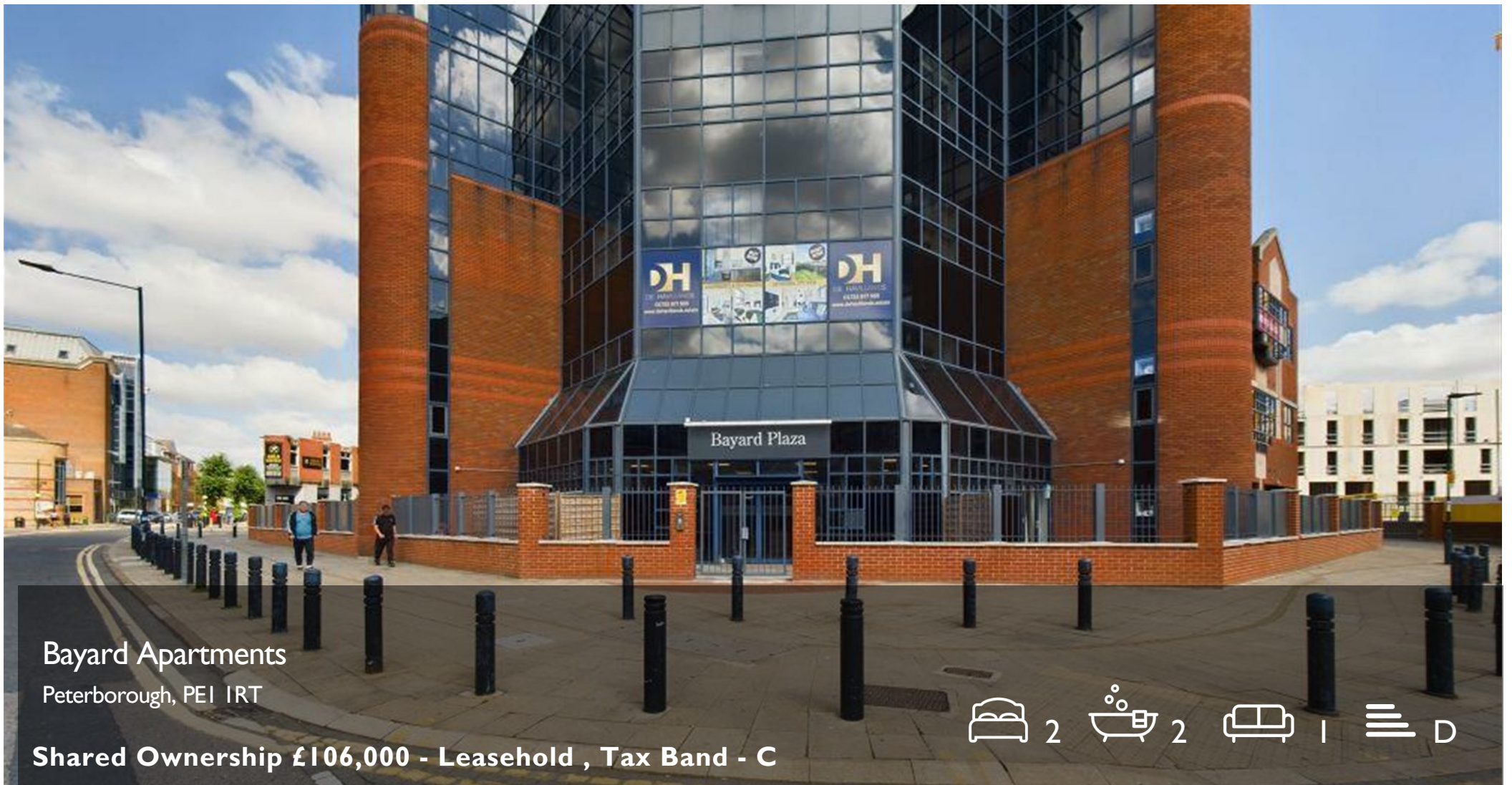
Area Map



Floor Plan

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



Bayard Apartments

Peterborough, PE1 IRT

ATTENTION FIRST TIME BUYERS- 53% SHARED OWNERSHIP!

Welcome to the Bayard Apartments in the heart of Peterborough! This stunning first-floor apartment is situated in a luxurious city centre development, offering you the epitome of modern living.

As you step into this exquisite property, you are greeted by a spacious open plan reception room, perfect for entertaining guests or simply relaxing after a long day. With two bedrooms and two bathrooms, there is ample space for you and your loved ones to unwind and rejuvenate. The high-specification finish of this apartment is truly impressive, with quartz worktops in the kitchen adding a touch of elegance to the space. The property also features secure off-street parking, providing you with peace of mind knowing your vehicle is safe and sound. There is a twenty-four-hour concierge service, and offers a well-equipped residents' gym, plus a cinema room which seats up to twelve people at a time. Don't miss out on the chance to make this apartment your own and experience the convenience and luxury of city centre living at its finest. Contact us today to arrange a viewing and take the first step towards calling the Bayard Apartments your new home.

Living/Dining Area

14'8" x 23'7"

Kitchen

7'10" x 7'10"

Bathroom

5'10" x 5'10"

Master Bedroom

9'10", 14'7" x 9'5"

En-Suite To Master Bedroom

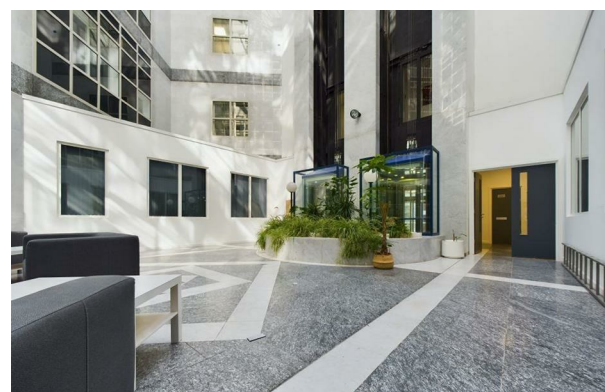
4'11" x 5'10"

Bedroom Two

11'1" x 10'5"

EPC - D

58/58



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 - 997
Ground rent and Service Charge Combined - £1525.30 per annum
Shared Ownership Rent - £3490.68 per annum (£290.89 pcm)

IMPORTANT LEGAL INFORMATION

Material Information

Lease length: 997 years remaining
Shared Ownership Rent: £3490.68 per annum paid monthly
Ground rent and service charge: £1525.30 per annum
Property construction: Standard
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Electric Storage
Heating features: Air Conditioning
Broadband: TBC
Mobile coverage: TBC

Parking: Off Street, Private
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: New Flats
Accessibility and adaptations: Lift Access
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: D

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.

