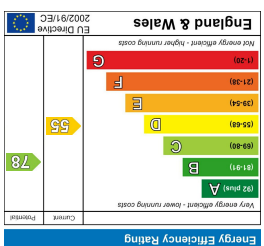


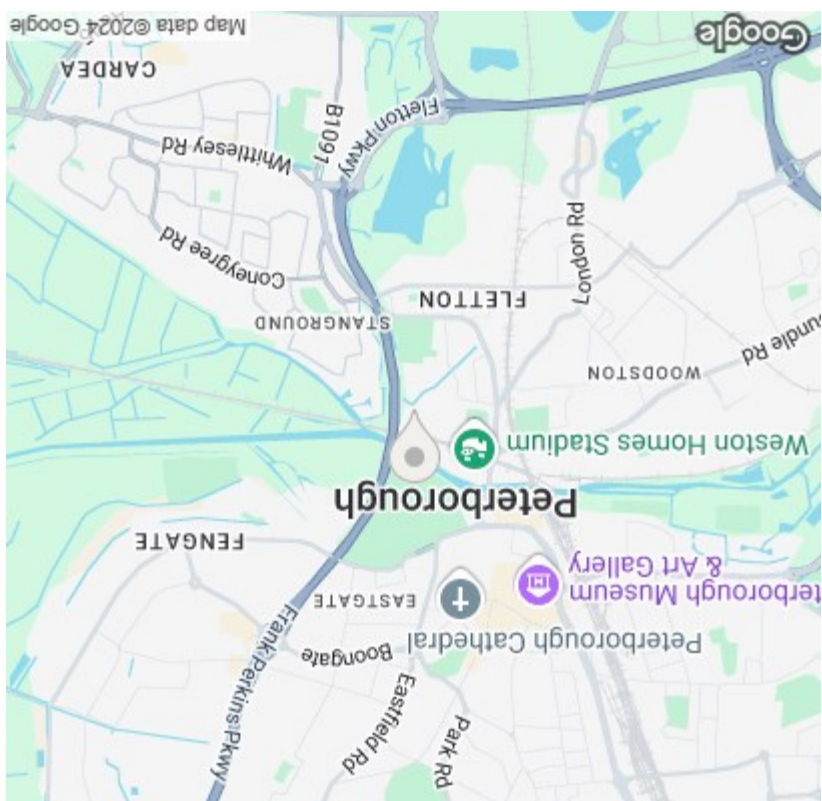
Disclaimer: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,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



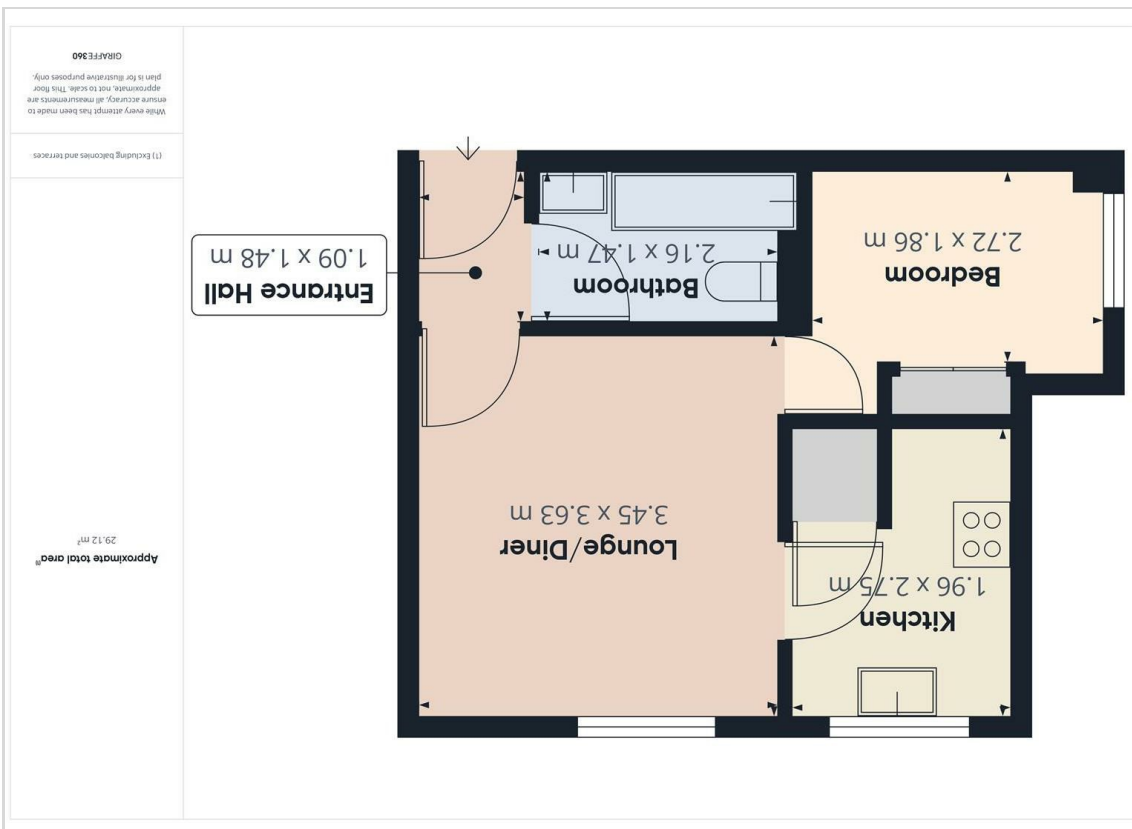
Energy Efficiency Graph

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



Hadrians Court

Peterborough, PE2 8NJ

Guide Price £70,000 - Leasehold , Tax Band - A



## Hadrians Court

Peterborough, PE2 8NJ

\*\*\* Guide Price £70,000 - £80,000 \*\*\*

City and County are pleased to market this one bedroom, ground floor apartment located in a quiet Cul-de-Sac in the city centre of Peterborough. Offering NO FORWARD CHAIN, with easy access to local amenities, Peterborough train station and Queensgate shopping centre, this property is the ideal first-time purchase or investment.

Briefly comprising, an entrance hall, family bathroom that is fitted with a three-piece suite comprising, a WC, a wash hand basin and a bath with a shower over. Good sized lounge/diner, one double bedroom, and a kitchen that is fitted with a range of matching base and eye level units with space for a fridge/freezer, a washing machine and a free-standing oven. Outside of the property, there is access to the communal parking areas. Please call today for a viewing today!

### Entrance Hall

3'6" x 4'10"

### Bathroom

7'1" x 4'9"

### Lounge/Diner

11'3" x 11'10"

### Kitchen

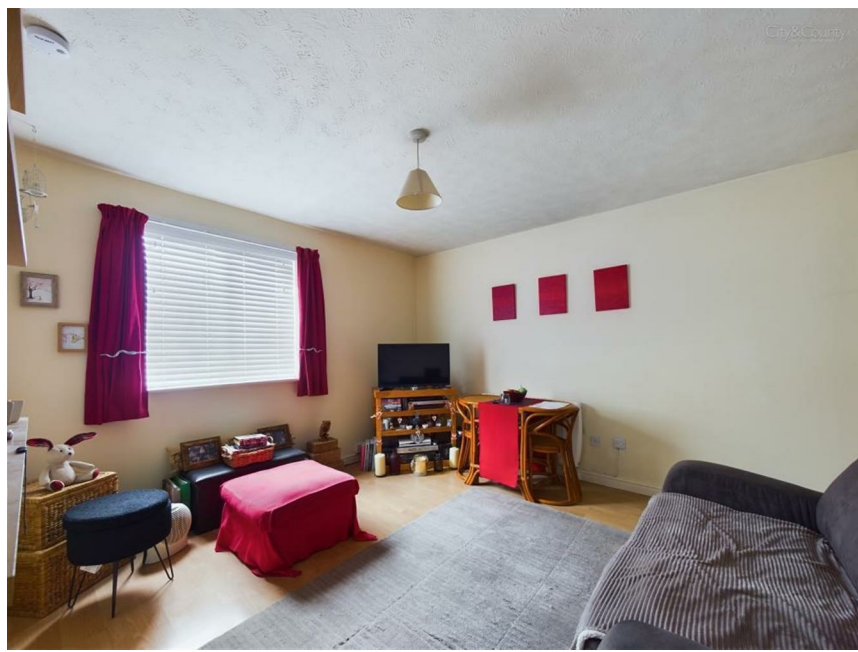
6'5" x 9'0"

### Bedroom

8'11" x 6'1"

### EPC - D

55/78



### IMPORTANT LEGAL INFORMATION

Verified Material Information  
Council tax band: A  
Annual charge: £1329.79 a year (£110.82 a month)  
Lease length: 125 years remaining (88 years from 1987)  
Ground rent: £110  
Service charge: £1700  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Allocated  
Building safety issues: No  
Restrictions: None  
Public right of way: No  
Flood risk: No  
Coastal erosion risk: No  
Planning permission: No  
Accessibility and adaptations: None  
Coalfield or mining area: No.  
Energy Performance rating: D (potential rating is C)

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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.

### 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

