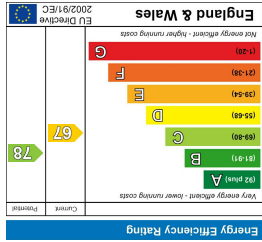
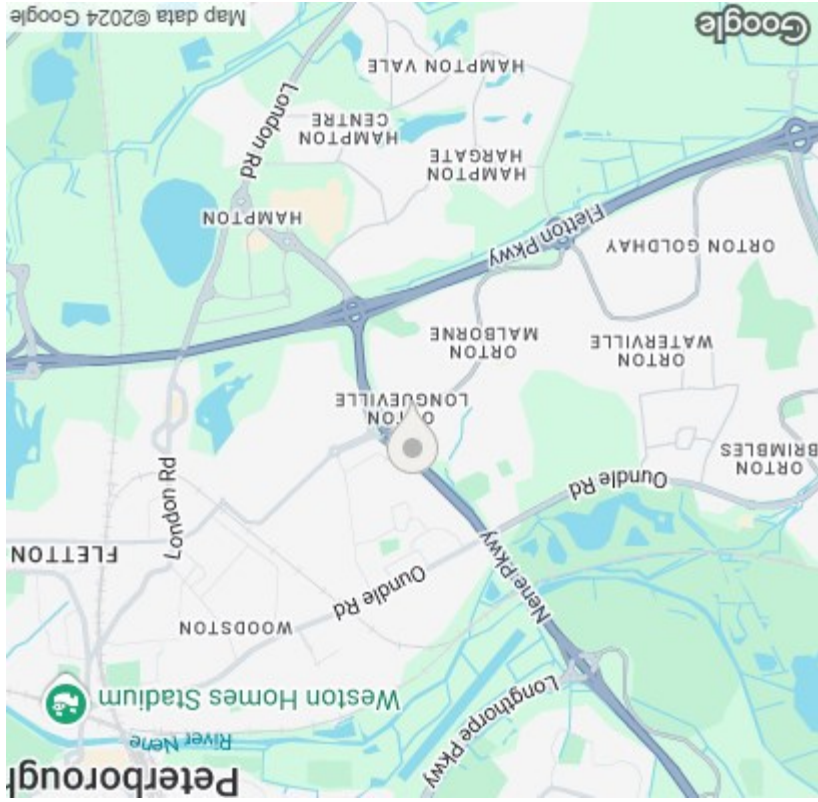


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Wildlake

Orton Malborne, Peterborough, PE2 5PG

Guide Price £170,000 - Leasehold , Tax Band - A



Wildlake

Orton Malborne, Peterborough, PE2 5PG

Guide Price £170,000 - £190,000

This stunning three double bedroom maisonette has been completely renovated from top to bottom and is move-in ready! Featuring a brand new kitchen with integrated appliances, a stylish three-piece family bathroom, and a spacious living area, this home offers both comfort and style. Step outside to enjoy the beautifully landscaped garden, perfect for relaxing or entertaining.

Located near local schools, amenities, and transport links, this property is the perfect first-time purchase or next step for a growing family. A rare find that's sure to sell quickly – don't miss out!

Step into this beautifully renovated three-bedroom maisonette and experience light-filled, modern living at its finest. The airy entrance hall welcomes you with a re-fitted two-piece cloakroom and a convenient separate utility room, complete with worktops and space for a washer and dryer. An under-stairs storage room adds extra functionality, while the spacious living room, featuring bi-fold doors that open into the garden, is the perfect spot for relaxation or entertaining. The kitchen is truly the heart of this home—a showstopper with high-quality units, sleek worktops, integrated appliances (including a dishwasher, fridge, freezer, and two built-in ovens), a five-ring gas hob with an extractor hood, and ample space for a large dining table. With dual-aspect windows and sliding doors leading out to the garden, the kitchen flows effortlessly outdoors. Upstairs, you'll find three generously sized double bedrooms, a large storage cupboard, and a stylish three-piece family bathroom, complete with a bath and shower, w/c, wash hand basin, and heated towel rail. Every inch of this home has been meticulously updated, featuring new walls, ceilings, flooring, carpets, windows, doors, and a brand-new combi boiler with radiators throughout.

Outside, the property boasts a private enclosed garden with a lovely patio area that seamlessly connects the kitchen and living room, a lawned area, space for a shed, and a gravelled section with double gates leading to the rear. A small front garden and footpath lead to the entrance, adding to this home's curb appeal. Parking is communal. Don't miss out on this rare opportunity! Call the office today to arrange a viewing and explore the virtual tour attached.

Entrance Hall
12'10" x 4'0"

WC
5'6" x 2'8"

Utility Room
6'3" x 3'6"

Kitchen/Diner
22'4" x 9'1"

Hallway
5'10" x 10'8"

Living Room
13'8" x 10'8"

Landing
9'2" x 2'10"

Master Bedroom
12'7" x 10'8"

Bedroom Two
11'3" x 9'1"

Bedroom Three
10'9" x 9'2"

Bathroom
8'5" x 7'0"



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 - 90 years
Ground rent - Peppercorn
Service charge - Peppercorn

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: No
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Don't Know
Right of way public: No
Right of way private: No
Registered easements HMLR: No
Shared driveway: No
Loft access: No
Drain access: No
Other: No
Parking: Communal Car Park – Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: None
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

