

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/>

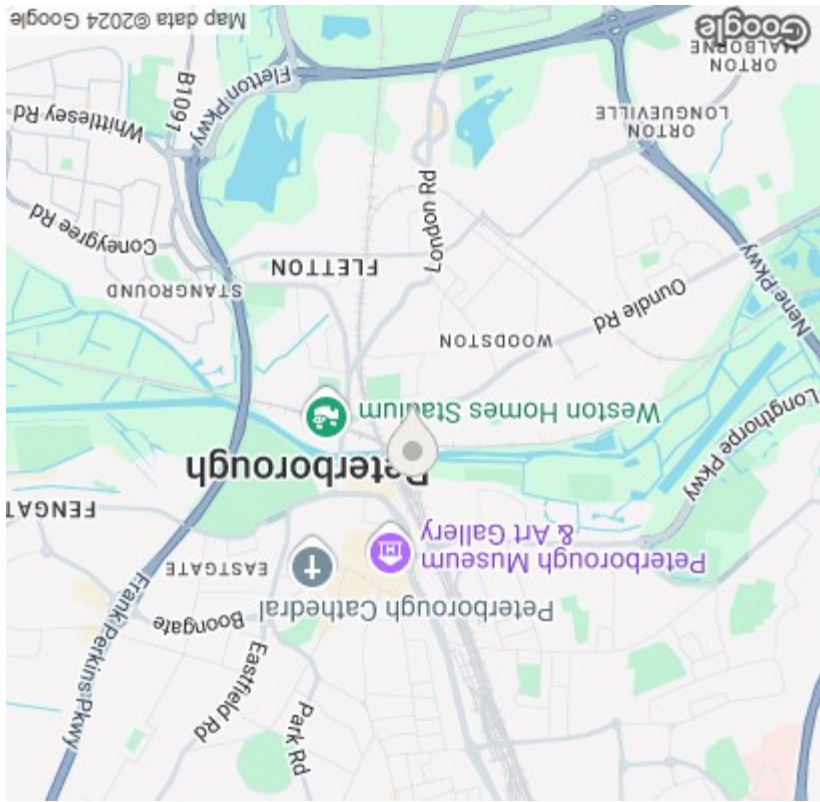
Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

Energy Efficiency Rating	
Current	Assumed
A	72 (min)
B	81 (min)
C	85 (min)
D	92 (min)
E	95 (min)
F	97 (min)
G	100 (min)

Any energy efficient - lower rating costs  
Any energy inefficient - higher rating costs

EU Directive 2002/91/EC

Energy Efficiency Graph



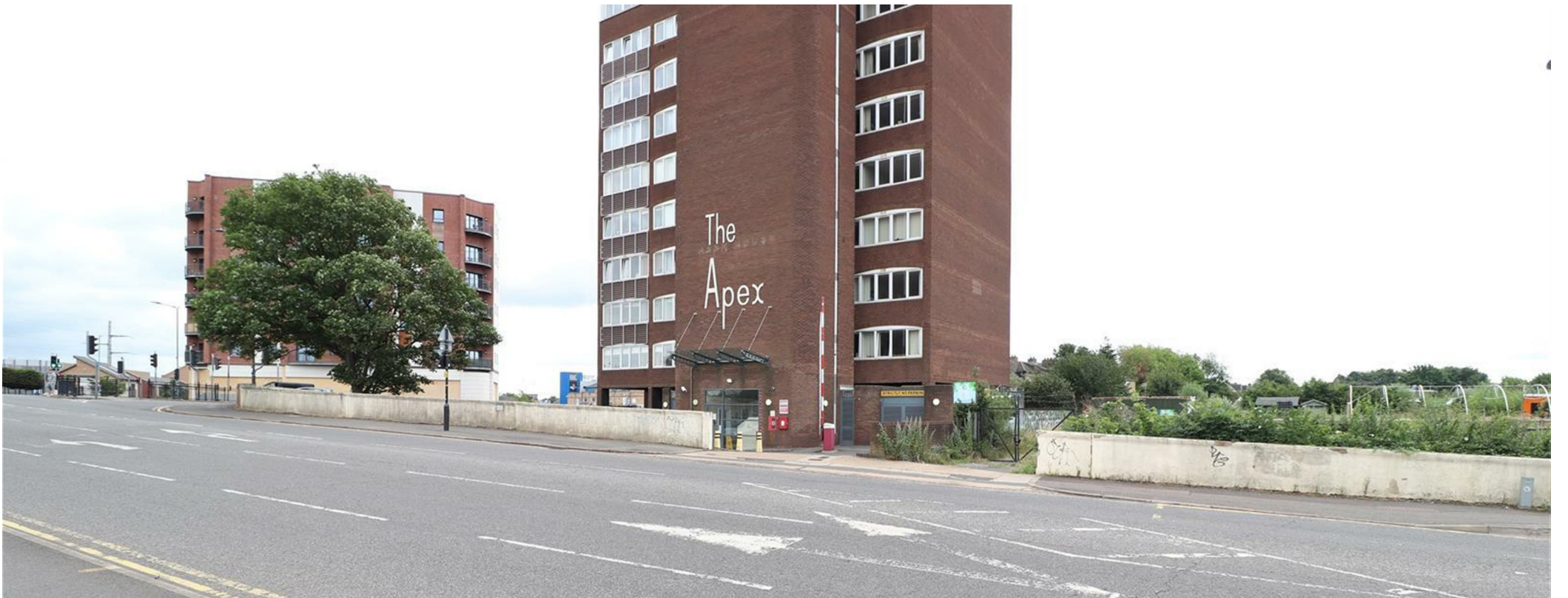
Area Map

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

Viewing

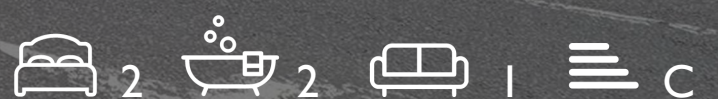


Floor Plan



Oundle Road  
Peterborough, PE2 8AT

Offers In Excess Of £130,000 - Leasehold , Tax Band - C



## Oundle Road

Peterborough, PE2 8AT

This modern two-bedroom apartment, located on the 8th floor of The Apex on Oundle Road, offers the perfect blend of convenience and style in the heart of Peterborough. Ideal for first-time buyers or investors, this property is just a short walk from Peterborough train station, local amenities, and the popular Queensgate Shopping Centre. With its prime city-centre location, you'll enjoy easy access to everything the area has to offer, all while being able to retreat to a contemporary, elevated living space with great views. Don't miss the chance to own this gem in a sought-after location!

Situated in the heart of Peterborough's City Centre, this modern and spacious two-bedroom apartment on the 8th floor offers comfortable urban living with convenient access to all local amenities. Upon entering, you are greeted by a welcoming hallway that leads to two large storage cupboards, perfect for additional space. The apartment boasts two well-sized double bedrooms, with the master bedroom benefiting from an elegant en-suite bathroom, complete with a WC, a wash hand basin, and a cubicle shower, ensuring privacy and convenience. The open-plan living area combines a lounge, kitchen, and dining space, perfect for modern lifestyles. The kitchen is fitted with a matching range of base and eye-level units, providing ample storage. There's also space for a washing machine and fridge/freezer, alongside an integrated oven with a four-ring electric hob and extractor. The family bathroom is stylishly fitted with a three-piece suite, including a WC, a wash hand basin, and a bath with a shower overhead. Residents benefit from lift access to the ground floor and an allocated parking space, ensuring both convenience and security. This apartment is an ideal choice for professionals, couples, or small families seeking a stylish home in a prime location.

**Entrance Hall**  
6'0" x 9'10"

**Lounge/Diner**  
15'3" x 13'2"

**Kitchen**  
12'4" x 6'6"

**Master Bedroom**  
15'1" x 14'0"

**En-Suite To Master Bedroom**  
8'3" x 5'9"

**Bedroom Two**  
15'1" x 9'9"

**Bathroom**  
8'0" x 5'8"

**EPC - C**  
78/78

### 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 - 105 years

Ground rent £130 pa

Service charge £2100 pa

### IMPORTANT LEGAL INFORMATION

Construction: Concrete Framed Former Office Block  
Accessibility / Adaptations: Lateral Living, Level Access, Lift Access, Wide Doorways  
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: Not Known  
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: No  
Right of way public: No  
Right of way private: No  
Registered easements HMLR: No  
Shared driveway: Yes  
Loft access: No  
Drain access: No  
Other: Not Known  
Parking: Communal Car Park Allocated Space  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Electric Mains, Electric Room Heaters  
Internet connection: Adsl, Fixed, Cable  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Excellent

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.

