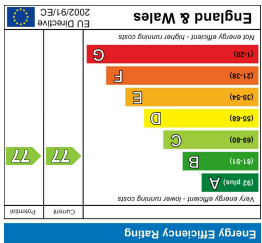


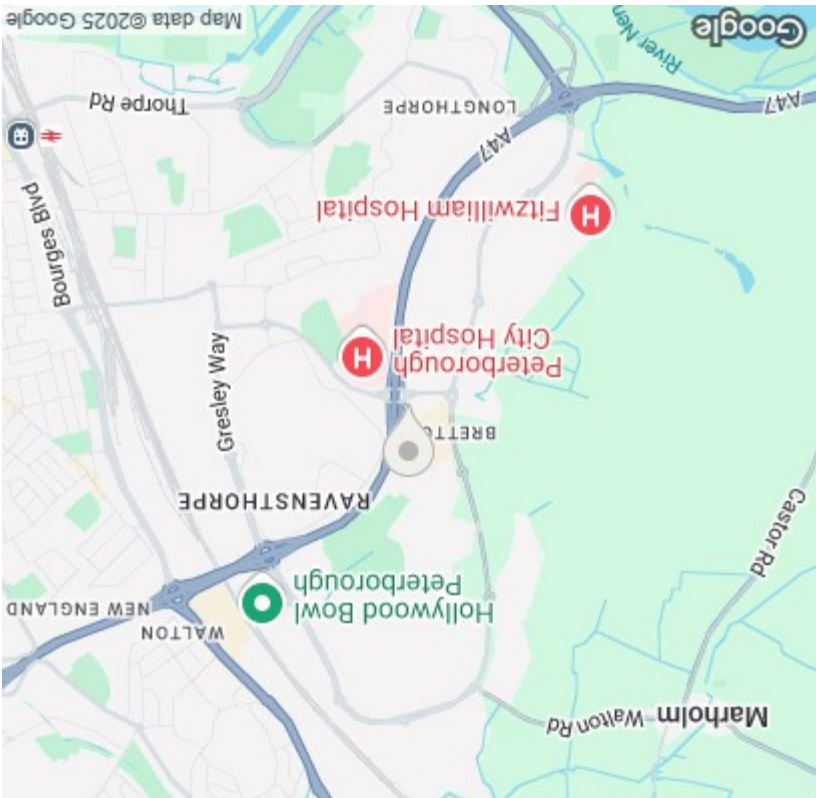
Disclaimer  
Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

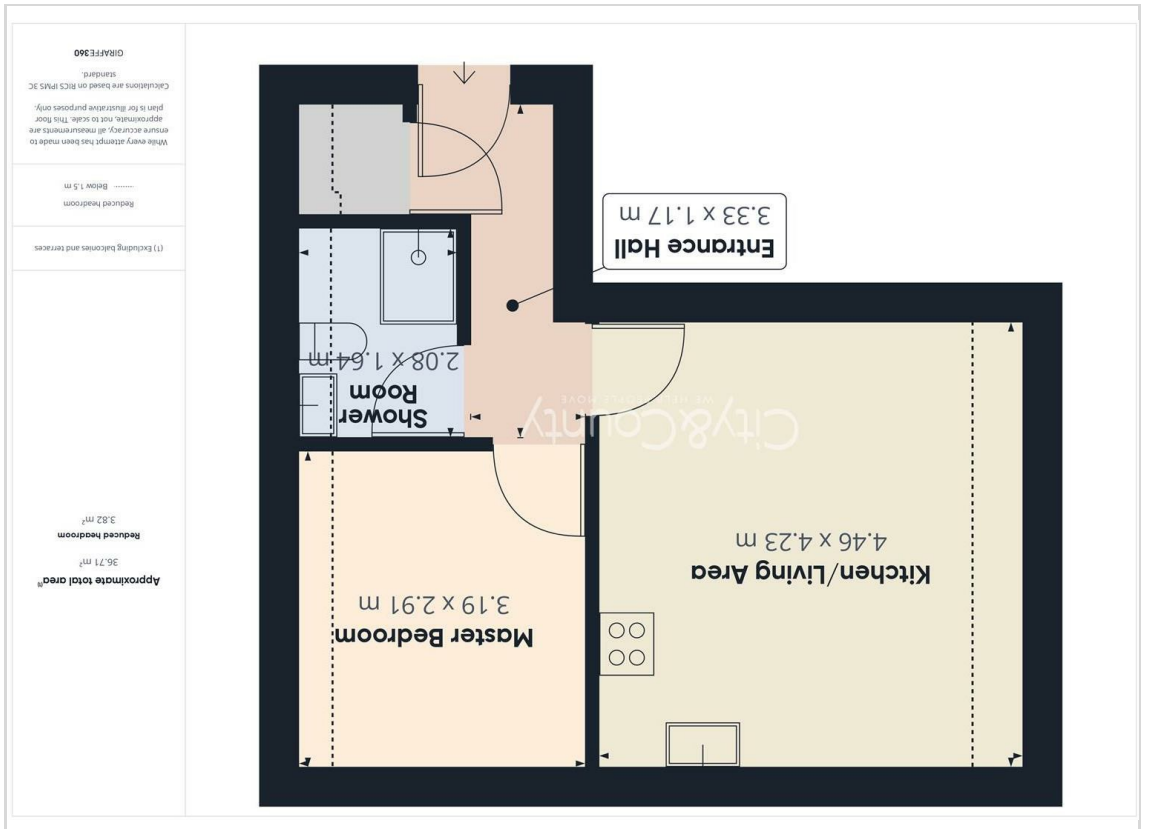
## Viewing



## Energy Efficiency Graph



## Area Map



## Floor Plan





**Bretton Green**  
**Bretton, Peterborough, PE3 8AW**

Welcome to Willmore House, a charming one-bedroom top-floor apartment nestled in a peaceful cul-de-sac in the heart of Bretton, Peterborough. This property combines convenience and tranquility, with easy access to local supermarkets, schools, transport links and the nearby Peterborough City Hospital—all within walking distance. Perfectly suited for first-time buyers or investors, this home offers both comfort and an excellent location. Don't miss the chance to own this hidden gem in a thriving community!

This charming one-bedroom, top-floor apartment offers a blend of modern living and convenience in the heart of Bretton, Peterborough. The property features a welcoming entrance hall, a well-appointed family bathroom with a three-piece suite, including a VWC, a wash hand basin, and a cubicle shower. The spacious double bedroom provides comfort and versatility, while the open-plan living area combines a lounge, kitchen, and dining space, perfect for relaxation and entertaining. The kitchen is equipped with a matching range of base and eye-level units, an integrated oven, a four-ring electric hob with an extractor, and ample space for a dishwasher and fridge/freezer. Externally, the property benefits from access to parking at the front and a communal garden at the rear, offering a touch of greenery to enjoy. Ideal for first-time buyers or investors, this apartment combines practicality with a comfortable living environment.

**Entrance Hall**  
10'11" x 3'10"

**Kitchen/ Living Area**  
14'7" x 13'10"

**Master Bedroom**  
10'5" x 9'6"

**Shower Room**  
6'9" x 5'4"

**EPC - C**  
7/177

**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 - 100 years  
Ground rent £224 per annum  
Service charge £1240 per annum

**IMPORTANT LEGAL INFORMATION**

Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
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: Not Known  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements No  
Shared driveway: No  
Third party loft access: No  
Third party 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: Fixed Wireless  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - Excellent, 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.

