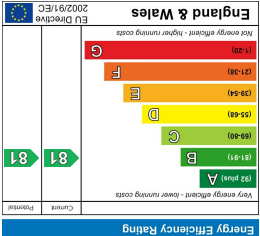




Floor Plan

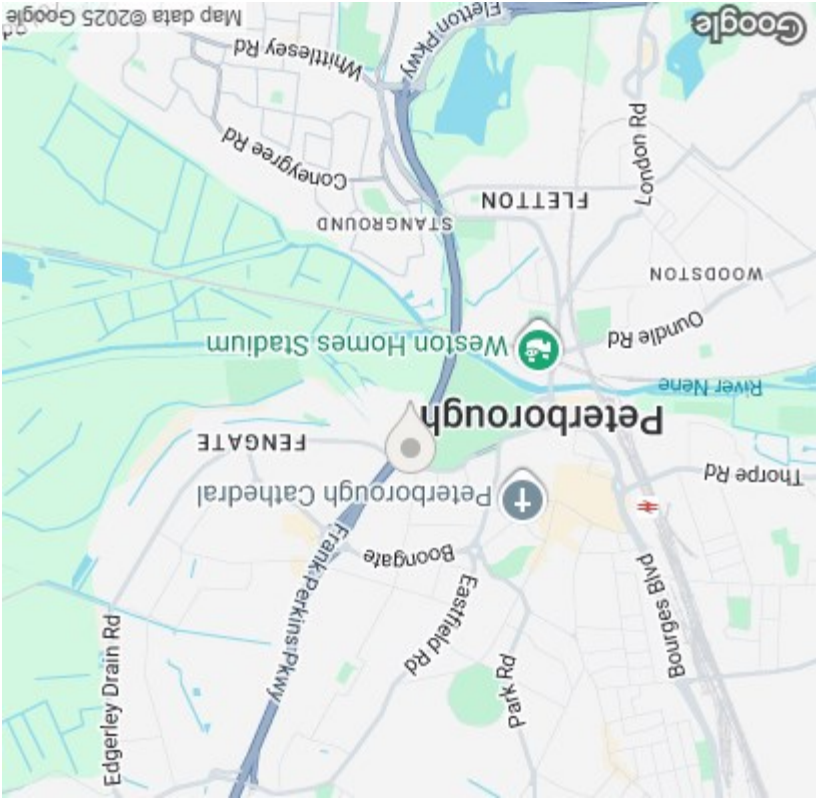


Energy Efficiency Graph



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

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/>



Hartley Avenue

Peterborough, PE1 5FT

\*\*\* Guide Price £130,000 - £140,000 \*\*\*  
Located in the heart of Peterborough City Centre, this immaculate two-bedroom, second-floor apartment offers the perfect blend of convenience and comfort. With easy access to the train station, local university, and major transport links, it's an ideal choice for first-time buyers, investors, or those looking to downsize. Don't miss the opportunity to own a property in this prime location!

This immaculate two-bedroom second-floor apartment on Hartley Avenue, Peterborough, offers a modern and comfortable living space. The property features a welcoming entrance hall leading to two double bedrooms, with the master benefiting from a Juliette balcony. The family bathroom is equipped with a three-piece suite, including a bath with a shower over. The open-plan living area includes a contemporary kitchen with a matching range of base and eye-level units, complete with integrated appliances such as a fridge/freezer and dishwasher. The lounge offers sliding doors that open to a balcony with scenic field views. Externally, there are well-maintained communal gardens, an allocated parking space, and additional communal parking. This apartment combines modern living with a peaceful location, making it an ideal choice for professionals or small families.

**Entrance Hall**  
4.17 x 1.08 (13'8" x 3'6")

**Lounge/Kitchen/Diner**  
7.56 x 3.49 (24'9" x 11'5")

**Balcony**  
1.34 x 3.59 (4'4" x 11'9")

**Master Bedroom**  
3.90 x 3.50 (12'9" x 11'5")

**Bathroom**  
2.05 x 1.58 (6'8" x 5'2")

**Bedroom Two**  
2.68 x 2.93 (8'9" x 9'7")

**EPC - B**  
81/81

**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 £217.46 per annum  
Service charge £1438.92 per annum



IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Lift Access  
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: No  
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: Fttp  
Internet Speed: up to 77Mbps  
Mobile Coverage: EE - Excellent, 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

