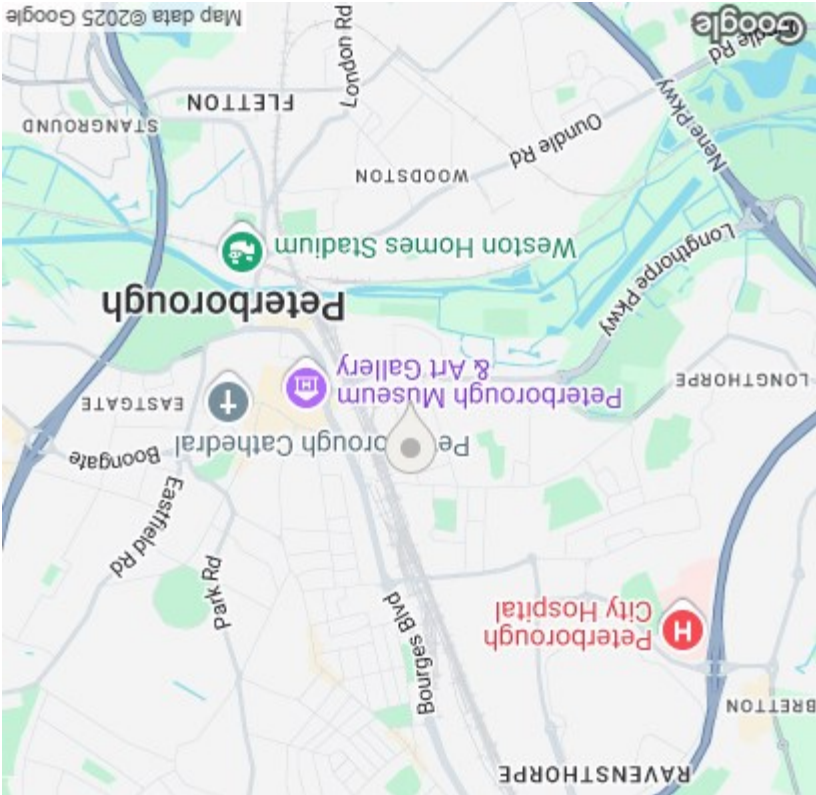
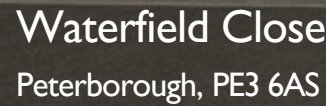
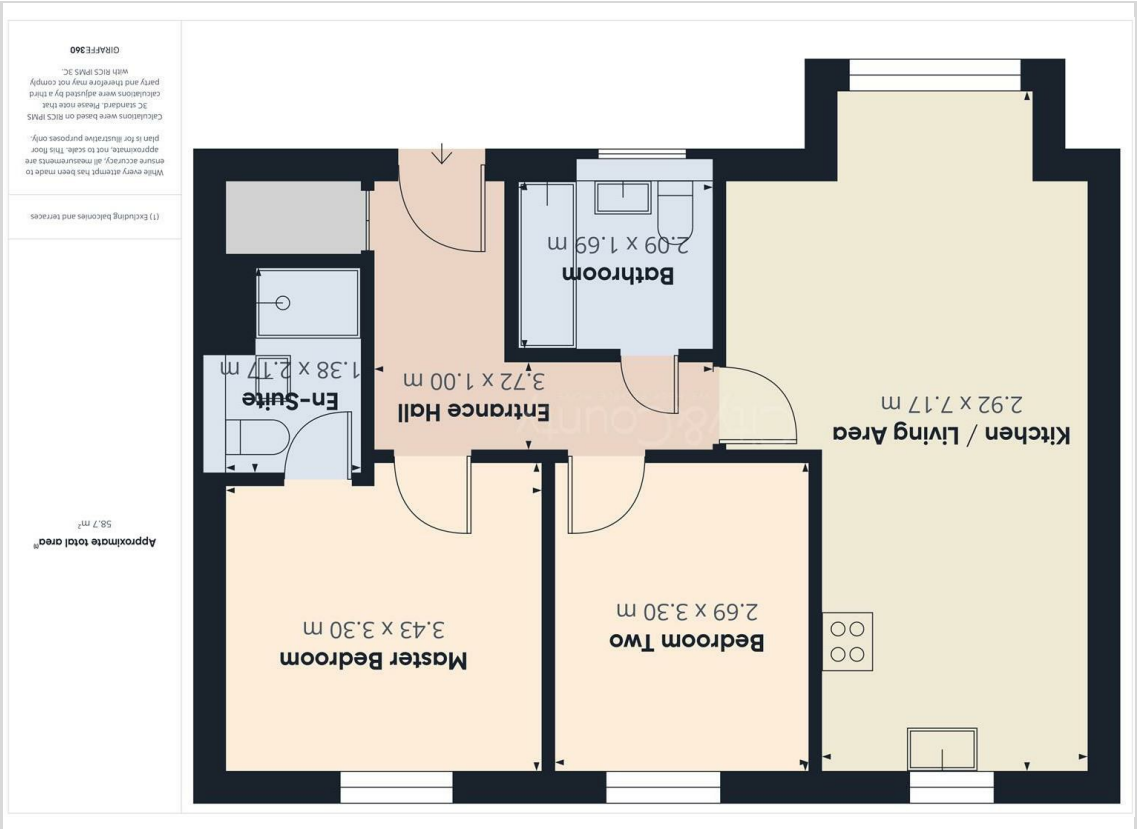


| Energy Efficiency Rating                    |    |
|---|----|
| Current                                     |    |
| Potential                                   |    |
| Very energy efficient - lower running costs | A  |
| B   | 83 |
|   | 83 |

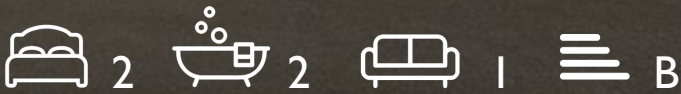
## Energy Efficiency Graph



## Area Map



**£220,000 - Leasehold , Tax Band - B**





Waterfield Close

Peterborough, PE3 6AS

This stylish ground-floor apartment in Waterfield Close, Peterborough, offers a fantastic opportunity with no forward chain. Situated in a prime city centre location, it provides convenient access to local amenities, transport links, and vibrant city life. The property boasts a modern finish throughout, making it an ideal choice for first-time buyers, investors, or those looking to downsize. With its own private entrance, the property briefly comprises a spacious living area, a sleek kitchen, and two well-proportioned bedrooms, with the master benefitting from its own en-suite. A driveway for two cars adds valuable off-road parking, while the communal garden offers a pleasant outdoor space to enjoy. With its combination of style, location, and practicality, this apartment is not to be missed!

Waterfield Close in Peterborough presents a thoughtfully designed modern living space, offering both comfort and practicality. Spanning approximately 58.7 square meters, this well-proportioned home features two generously sized bedrooms, including a master bedroom complete with an en-suite for added convenience. The second bedroom provides ample space, ideal for guests, a home office, or family living. The heart of the home is the open-plan kitchen and living area, an inviting space measuring 2.92m by 7.17m, perfect for entertaining or relaxing. The modern kitchen layout seamlessly integrates with the living area, creating a functional and stylish environment. A centrally positioned entrance hall leads to the main bathroom, which is designed to maximize space and comfort. With a well-planned layout that optimizes every square meter, this property is perfect for first-time buyers, downsizers, or investors looking for a desirable location in Peterborough.

Entrance Hall  
12'2" x 3'3"  
Kitchen/Living Area  
9'6" x 23'6"

Master Bedroom  
11'3" x 10'9"  
En-Suite To Master Bedroom  
4'6" x 7'1"

Bedroom Two  
8'9" x 10'9"  
Bathroom  
6'10" x 5'6"

EPC - B  
83/83

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 - 120 years  
Ground rent £0 per annum  
Service charge £800 per annum

IMPORTANT LEGAL INFORMATION  
Construction: Standard  
Accessibility / Adaptations: Level Access, , Wheelchair Accessible, Wide Doorways  
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: Yes - Please see Lease  
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: Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Great, O2 - Excellent, 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.

