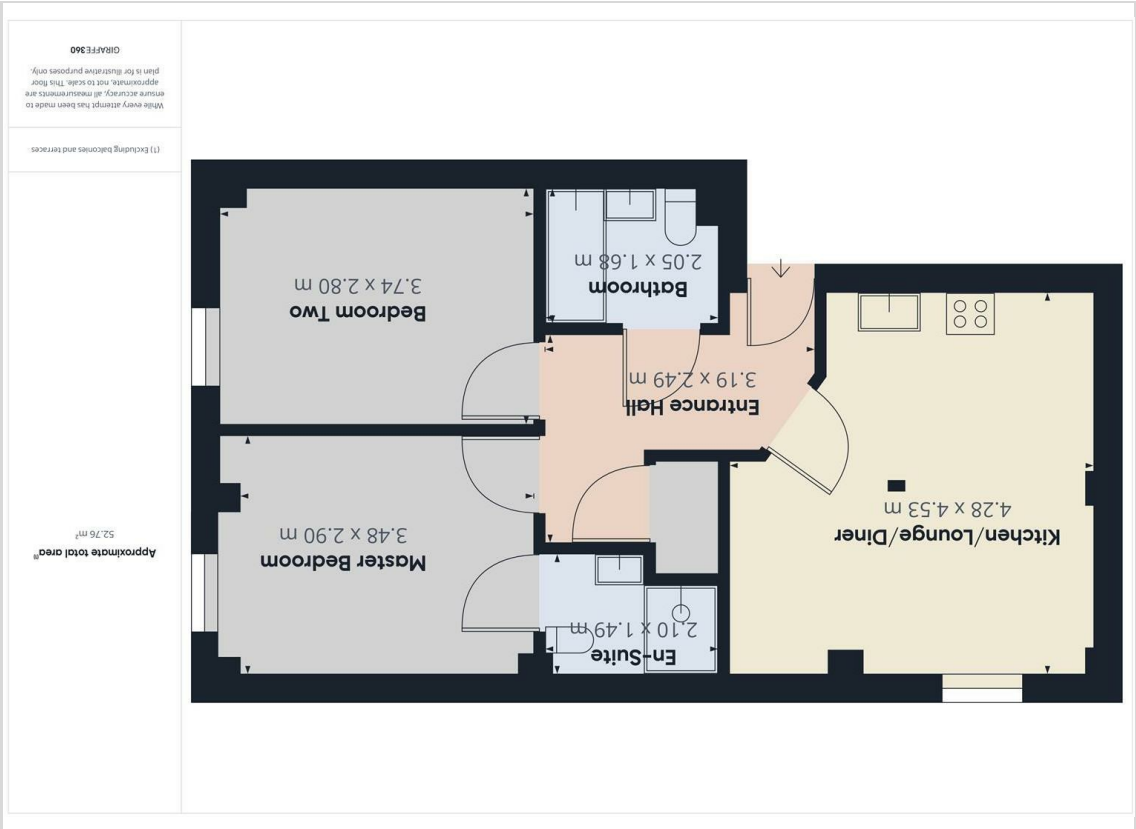




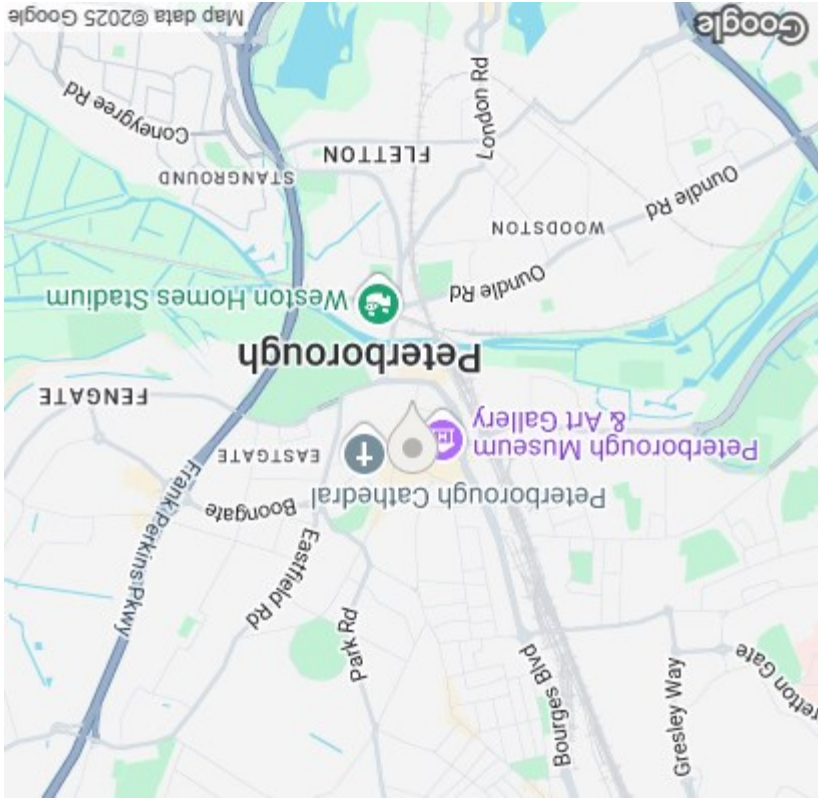
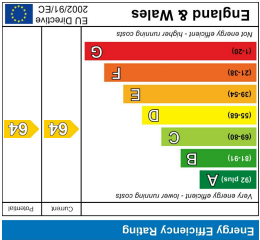
Floor Plan



Viewing

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.

Energy Efficiency Graph



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/>

Wentworth Street

Peterborough, PE1 IDS

Cathedral View is a stunning city centre apartment offered with no forward chain, making it an ideal choice for first-time buyers or investors. Boasting two spacious double bedrooms, the property features an en-suite to the master bedroom and a stylish three-piece bathroom. Immaculately presented throughout, this modern apartment is just a short walk from Peterborough Train Station and Bus Station, providing excellent transport links. Situated only a stone's throw from Queensgate Shopping Centre, it offers unbeatable convenience with shops, restaurants, and amenities right on your doorstep. A virtual tour is available—book your viewing today!

Upon entering, you are welcomed by a spacious entrance hall providing access to all rooms. The open-plan kitchen, lounge, and dining area is the perfect space for both relaxation and entertaining, featuring stylish cabinetry, integrated appliances, and ample room for living and dining furniture. The apartment boasts two well-proportioned double bedrooms, with the master bedroom benefiting from a private en-suite, complete with a shower, a WC, and a wash hand basin. The second bedroom offers versatility, making it ideal as a guest room or home office. A modern three-piece bathroom serves the apartment, featuring a bathtub with shower over, a WC, and a wash hand basin. The entire property is presented in immaculate condition throughout, ready for immediate occupation. With no forward chain, this fantastic apartment is a rare find in such a prime location. A virtual tour is available—schedule your viewing today!

Entrance Hall
10'5" x 8'2"
Kitchen/Lounge/Diner
14'0" x 14'10"

Master Bedroom
11'5" x 9'6"

En-Suite To Master Bedroom
6'10" x 4'10"

Bedroom Two
12'3" x 9'2"

Bathroom
6'8" x 5'6"

EPC - D
64/64

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 - 114 years
Ground rent £200 per annum
Service charge £1250 per annum



IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lift Access, Ramped Access, Step Free 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: Street Parking Permit Required, No
Parking Available
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Electric Room Heaters
Internet connection: TBC
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

