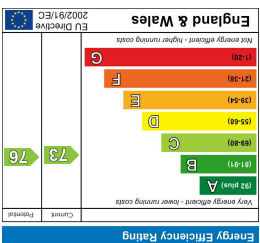


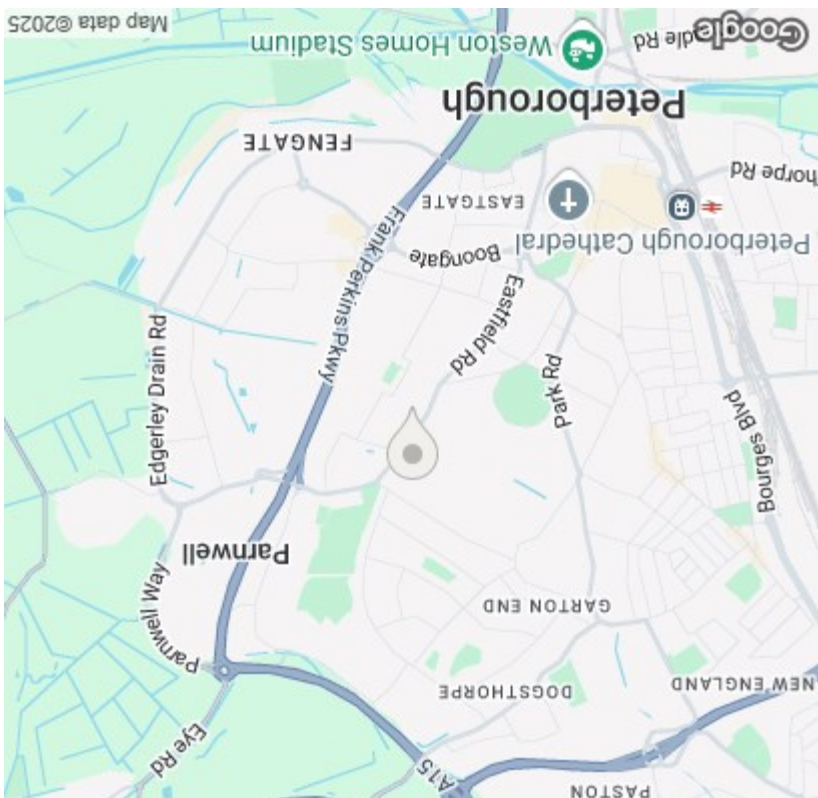
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peteterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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





Osric Court

Peterborough, PE1 5LW

GUIDE PRICE £120,000-£130,000  
A fantastic opportunity to purchase this spacious two-bedroom apartment, ideally located in a central part of Peterborough City Centre. Perfectly positioned within walking distance to local amenities, this well-presented home is ideal for first-time buyers or investors alike. The property boasts a stylish re-fitted kitchen, a generous living/dining area, and two good-sized bedrooms offering ample storage. Residents can enjoy well-maintained communal gardens, electric gated parking with an allocated space, and additional guest parking. With a long lease, low ground rent, and service charges, this property offers excellent value in a prime location.

Located on the third floor, the apartment welcomes you via an entrance hall with access to all rooms and a handy built-in storage cupboard. The generous lounge/diner is the perfect space for both relaxing and entertaining, with ample natural light and plenty of room for furniture. Adjacent, the re-fitted kitchen offers a modern layout with integrated appliances and smart storage solutions. Both bedrooms are well-proportioned doubles, with the master measuring approximately 3.85m x 3.47m and the second bedroom not far behind, making them ideal for sharers or guests. The modern bathroom includes a bath with a shower over, a W/C, and a wash hand basin. A separate hallway to the bedrooms enhances privacy, while the spacious cupboard off the lounge/diner provides excellent additional storage. Externally, residents benefit from access to communal gardens—ideal for outdoor enjoyment—and low service charges and ground rent, along with a long lease, making this property both affordable and appealing. Parking is to the rear with electric gated access. Early viewing is recommended to appreciate the size and central location on offer.

Entrance Hall

8'0" x 5'11"

Hallway

9'8" x 3'0"

Bathroom

7'10" x 5'5"

Storage Cupboard

6'4" x 3'1"

Lounge Diner

13'9" x 16'6"

Kitchen

10'5" x 7'10"

Master Bedroom

12'7" x 11'4"

Bedroom Two

11'8" x 11'4"

EPC - C

73/76

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 - 93 years  
Ground rent £10 per annum  
Service charge £842 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: 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 No Allocated Space, Gated Parking  
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 - Excellent, O2 - Great, Three - Excellent, 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

