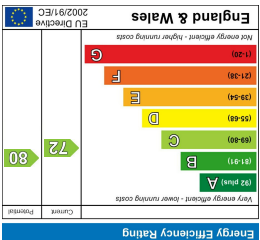


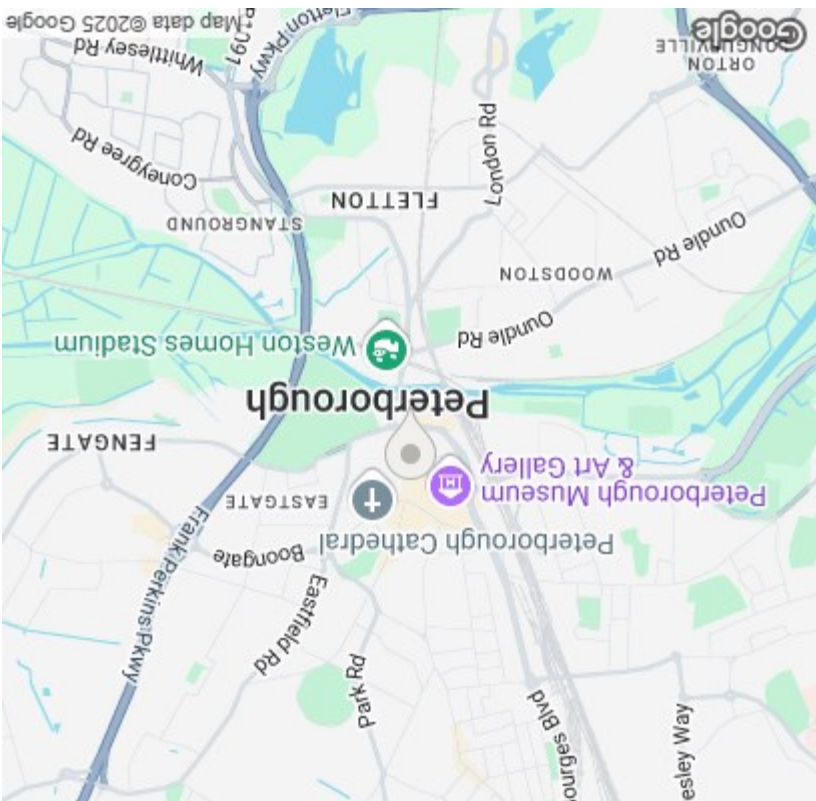
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.

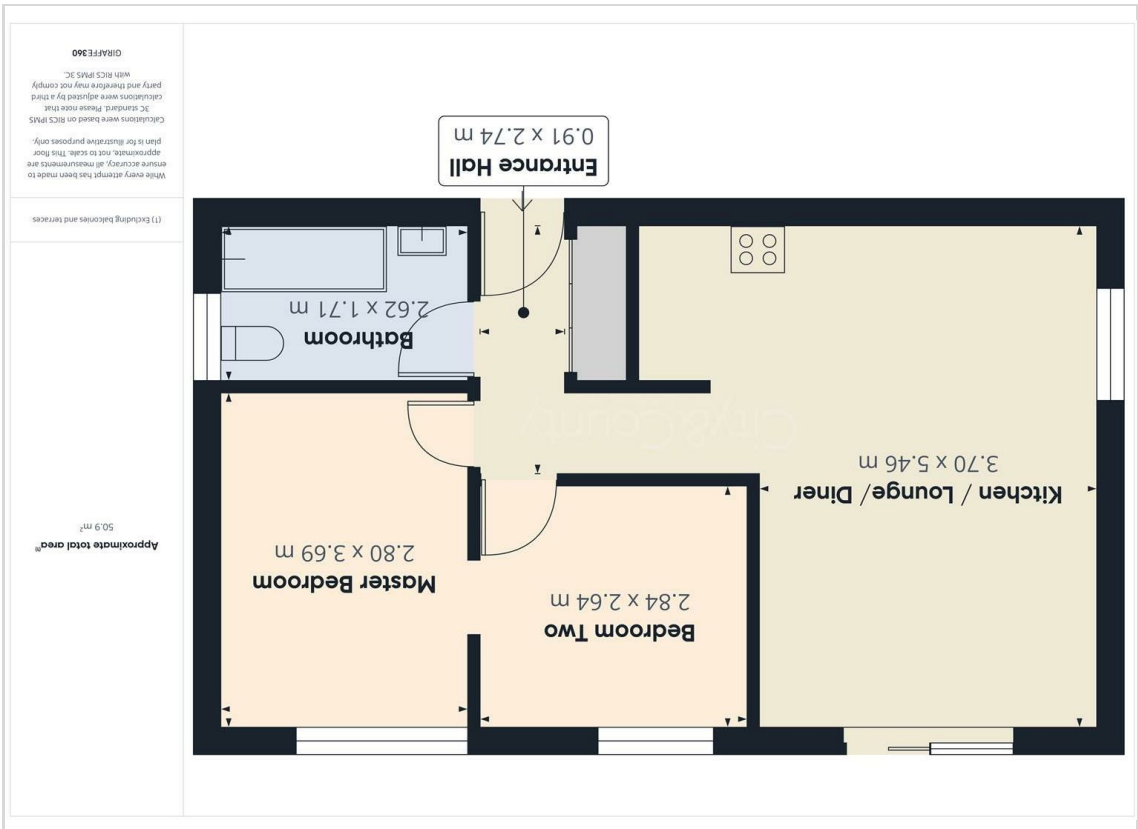
Viewing



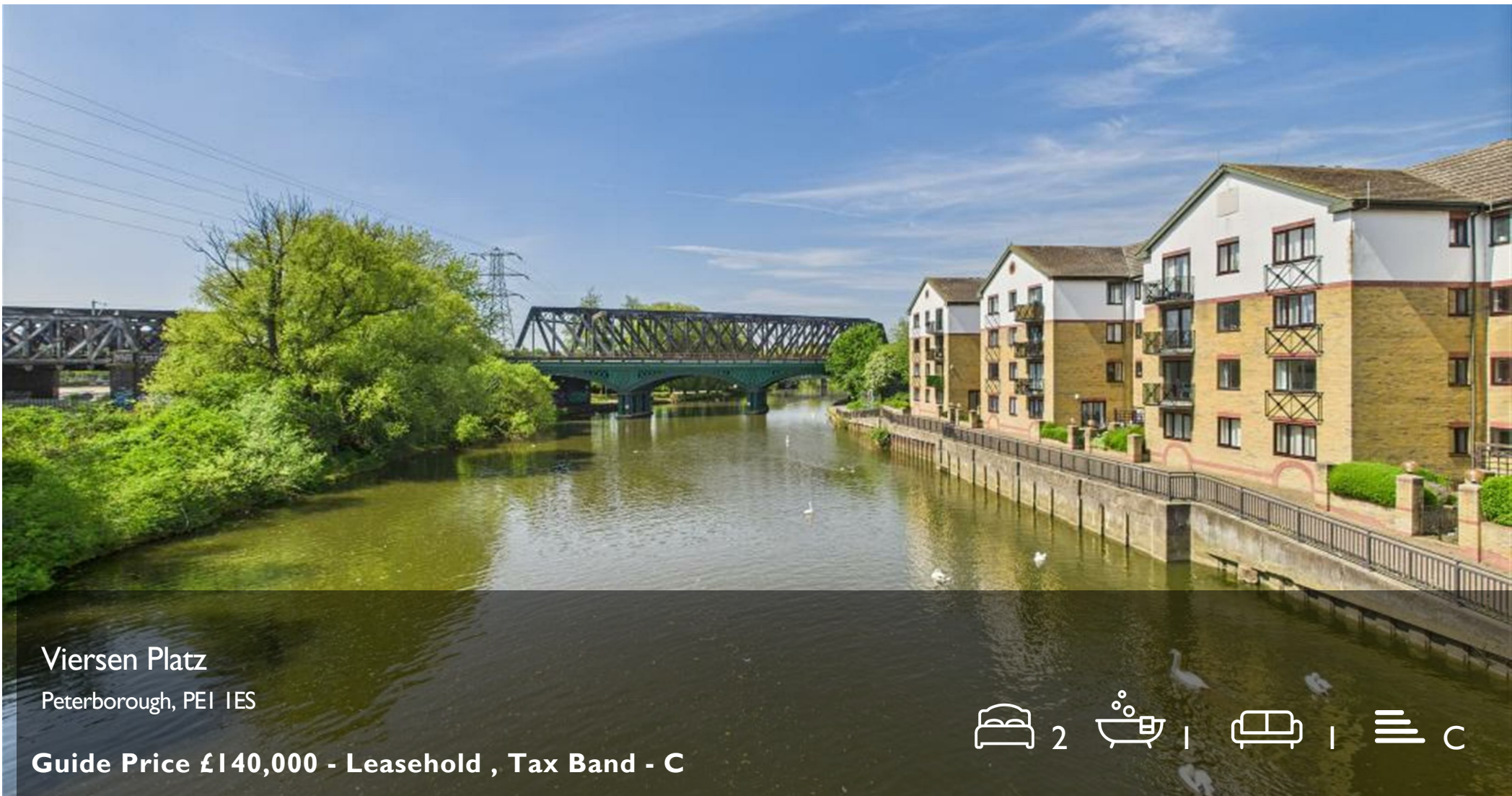
Energy Efficiency Graph



Area Map



Floor Plan



Viersen Platz

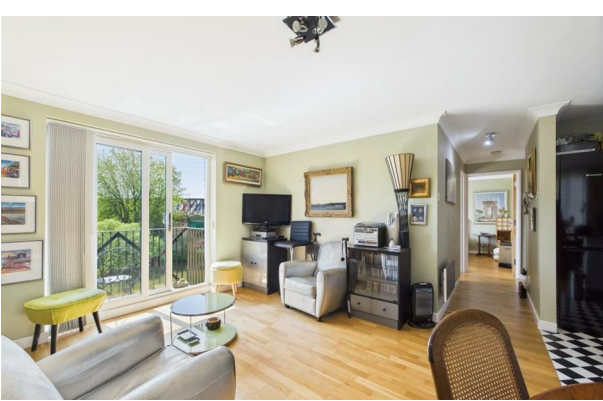
Peterborough, PE1 IES

****Guide Price £140,000 - £150,000**** Nestled in the heart of Peterborough City Centre, this exquisite second-floor flat at Viersen Platz offers a perfect blend of modern living and convenience, making it an ideal choice for commuters to London and city dwellers alike. With a modern open plan kitchen living space, two well-proportioned bedrooms and a stylish bathroom, this property has been fully refurbished to a high standard, ensuring a comfortable and contemporary lifestyle.

As you enter the flat, you are greeted by an entrance hall leading to spacious open plan kitchen and living space that exudes warmth and elegance, providing an inviting space for relaxation or entertaining guests. The newly fitted high spec American style kitchen features an integrated cooker and breakfast bar. There are two well proportioned bedrooms and a modern three piece bathroom with shower over the bath. The highlight of this property is undoubtedly the charming balcony, which boasts stunning views of the river, offering a serene escape from the hustle and bustle of city life. For those who require easy access to transport links, this luxurious apartment is conveniently located close to the train station, making daily commutes a breeze, with travel times to London Kings Cross from just forty five minutes.. Additionally, the property comes with an allocated parking space, a rare find in city centre living, ensuring that you have a secure place for your vehicle. With no forward chain, this flat is ready for you to move in and make it your own. Whether you are a first-time buyer, a professional seeking a city base, or looking to invest in a prime location, this property is not to be missed. Embrace the opportunity to enjoy a sophisticated lifestyle in a vibrant city, all while being surrounded by the beauty of the river views.

- Entrance Hall**
2'11" x 8'11"
- Kitchen Lounge Diner**
12'1" x 17'10"
- Master Bedroom**
9'2" x 12'1"
- Bathroom**
8'7" x 5'7"
- Bedroom Two**
9'3" x 8'7"
- EPC - C**
72/80

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 - 89
Ground rent £160 pa
Service charge £1600 pa



IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living
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 NOT allowed: 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: Electric Mains, Electric Room Heaters
Internet connection: Fixed Wireless, Satellite
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL