



Vintners Close

Peterborough, PE3 6BT

Stylish two-bedroom ground floor apartment located in the heart of Peterborough, offering generous living space, two private gardens, and excellent communal parking. This high-spec home features a modern kitchen and bathroom, ample storage, and is perfectly suited for first-time buyers or investors alike.

This superbly presented two-bedroom ground floor apartment is ideally situated in a central and convenient location, perfect for commuters, first-time buyers, or investors seeking a high-specification home with excellent outdoor space. Upon entering, you're welcomed by a spacious entrance hall offering generous storage options and access to all principal rooms. The property features two well-proportioned double bedrooms, both providing comfortable and versatile living arrangements. The master bedroom enjoys views over the front garden, while bedroom two benefits from rear garden access and proximity to a handy external storage room. The generous lounge diner offers a bright and open living space, ideal for both relaxing and entertaining, with large windows bringing in natural light and offering a view over the rear garden. Off the lounge, the separate kitchen is fitted with high-quality units, ample worktop space, and integrated cooking appliances—perfect for those who enjoy cooking and hosting. A stylish, modern bathroom sits off the main hallway and includes a bath with shower over, a W/C, and a wash hand basin, all finished to a high standard. A standout feature of this property is the outdoor space—unusual for an apartment—with two private gardens at the front and rear, providing excellent opportunities for outdoor dining, gardening, or simply enjoying a peaceful green space. The property also boasts plenty of communal parking for residents and visitors. This attractive and well-maintained home represents an ideal purchase in a sought-after area of Peterborough—early viewing is highly recommended.

Entrance Hall

12'0" x 6'6"

Lounge Diner

11'6" x 18'5"

Kitchen

8'9" x 10'3"

Storage Room

8'0" x 4'3"

Master Bedroom

12'5" x 11'7"

Bathroom

8'7" x 5'6"

Bedroom Two

11'9" x 11'7"

EPC - C

76/78

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 - 90 years

Ground rent £30 per annum

Service charge £2,160 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 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 No Allocated Space, Off Street Parking, Street Parking - Permit NOT required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, 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.

