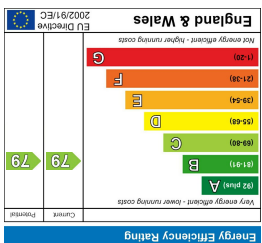


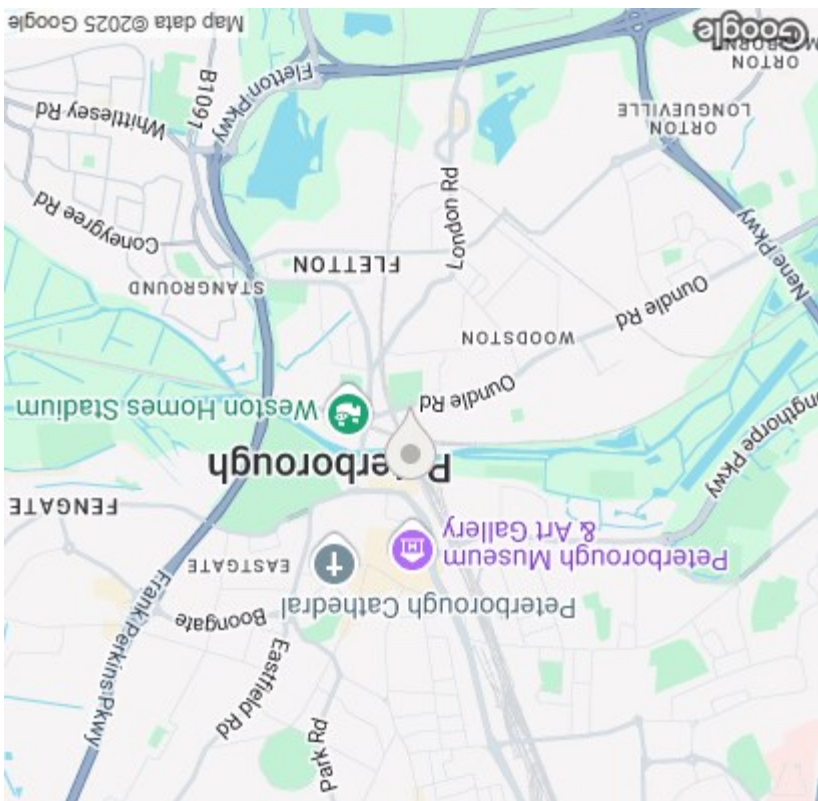
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peteterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.

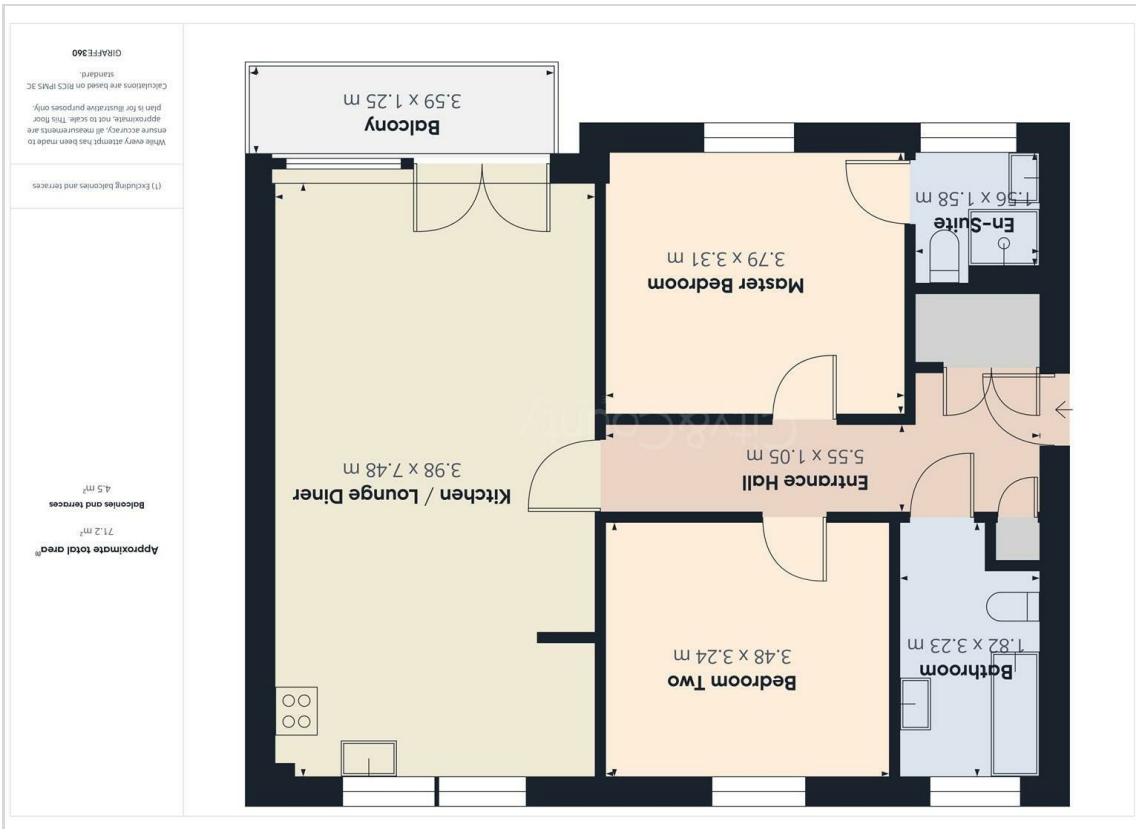
## Viewing



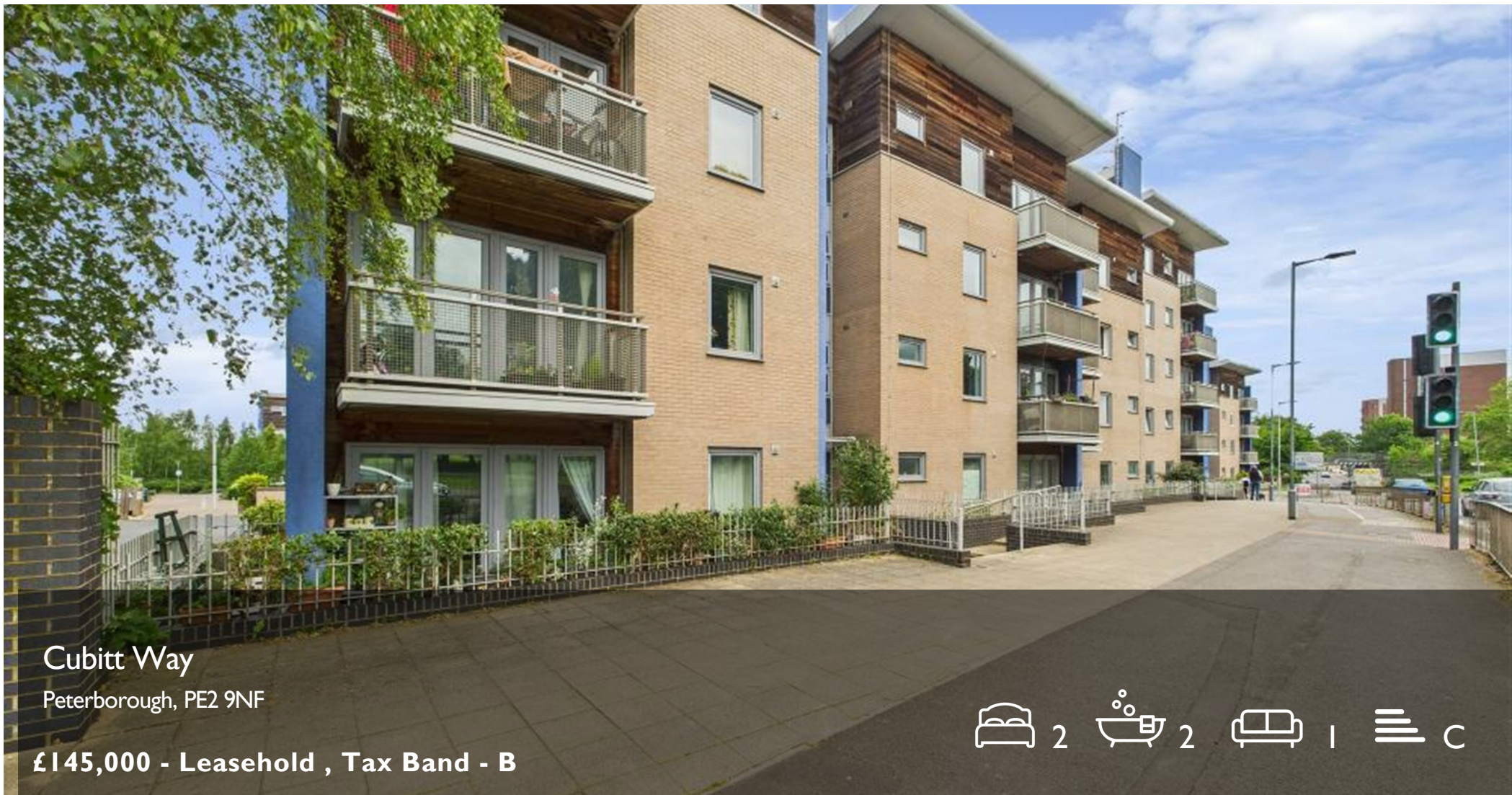
## Energy Efficiency Graph



## Area Map



## Floor Plan





Cubitt Way

Peterborough, PE2 9NF

Cubitt Way in Peterborough offers a fantastic opportunity to own a spacious first-floor apartment in a prime city centre location. Ideal for first-time buyers or investors, this modern home boasts a generous layout, including an en-suite master bedroom and a bright living area that opens onto a charming Juliette balcony. Convenience is key, with allocated parking, lift access, and everything from the train station to the shopping centre within easy walking distance. Combining comfort, style, and excellent connectivity, this apartment perfectly balances city living with modern practicality.

This superb first-floor apartment at Cubitt Way, Peterborough offers modern city living with a well-considered layout and contemporary features throughout. Set within walking distance of Peterborough Train Station and the bustling shopping centre, the property enjoys a sought-after central location, ideal for commuters and lifestyle seekers alike. The interior is spacious and bright, beginning with a long entrance hall that provides access to all principal rooms. The open-plan kitchen, lounge and dining area forms the heart of the home—a generously sized space designed for both relaxation and entertaining. Natural light floods the room, which opens onto a private balcony, perfect for enjoying your morning coffee or unwinding in the evening. There are two double bedrooms, including a master suite complete with a private en-suite shower room. The second bedroom is equally well-proportioned and is served by a modern family bathroom located just off the hall. Every room is laid out to maximise space and comfort, with the apartment benefiting from thoughtful finishes and an efficient layout. Added features include lift access, allocated parking, and a secure communal entrance. With its city centre address, excellent transport links, and spacious design, this apartment presents an outstanding opportunity for first-time buyers, professionals, or investors seeking a stylish and practical home in a vibrant urban setting.

Entrance Hall  
18'2" x 3'5"  
Kitchen/Lounge Diner  
13'0" x 24'6"

Balcony  
11'9" x 4'1"

Master Bedroom  
12'5" x 10'10"

En-Suite To Master Bedroom  
5'1" x 5'2"

Bedroom Two  
11'5" x 10'7"

Bathroom  
5'11" x 10'7"

EPC - C  
79/79

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 - 950 years  
Ground rent £250 per annum  
Service charge £3000 per annum



IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Lift 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 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: Gated Parking, Communal Car Park  
Allocated Space  
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 - 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

