



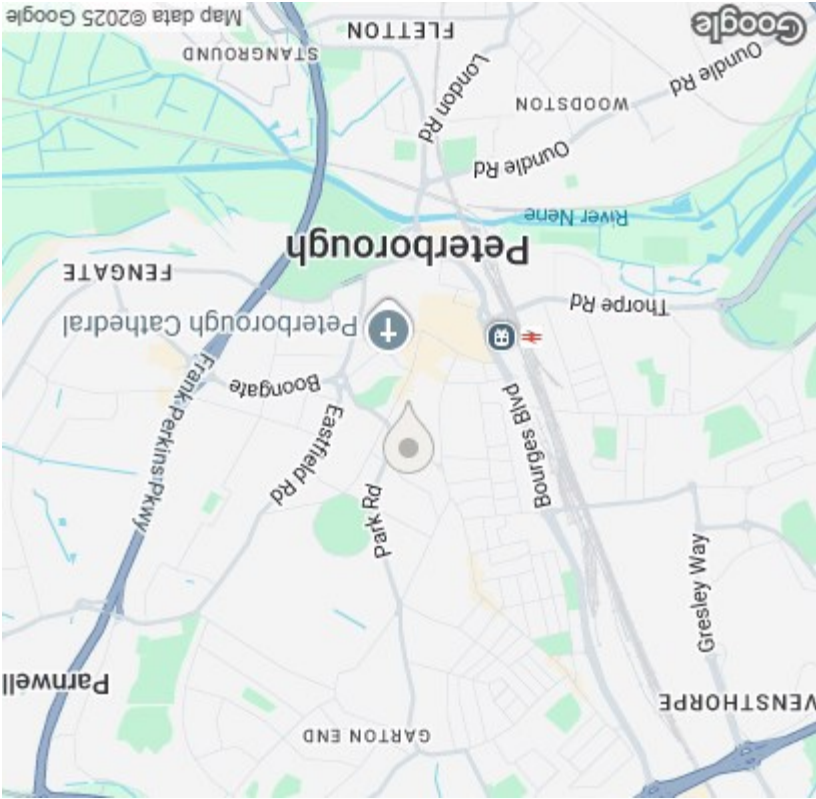
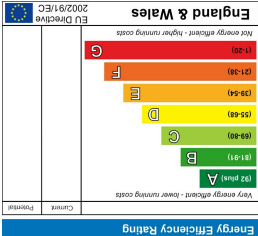
Floor Plan



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



Area Map

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 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, 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/>

Park Road

Peterborough, PE1 2TJ

Guide Price £500,000 - £550,000

A superb investment opportunity in the heart of Peterborough city centre, this fully refurbished three-storey property on Park Road comprises three high-quality, self-contained apartments —one one-bedroom and two two-bedroom units—each finished to an exceptional standard. With secure communal access, parking to the front and rear, and a prime location within walking distance of the train station and city amenities, this turn-key building is ideal for investors seeking immediate rental income and long-term value.

City & County Estate Agents are delighted to bring to the market this prime investment opportunity, located on Park Road in the heart of Peterborough city centre. This impressive and fully refurbished three-storey period property has undergone a complete and high-specification conversion, offering three self-contained apartments, each finished to an exceptional standard. This is a rare and ready-made opportunity for landlords or investors seeking strong rental potential in a sought-after city location. The building benefits from secure communal access through an entrance hall that serves all three apartments. Off-street parking is available to both the front and rear of the property, a valuable asset for tenants in this central urban setting.

Flat One – Ground Floor
Located on the ground floor, this beautifully presented one-bedroom apartment offers a spacious layout, combining original charm with modern finishes. The private entrance hall leads into a generous living room, a large double bedroom, a modern kitchen, and a stylish bathroom. With its own defined living zones and tasteful presentation, Flat One is ideal for professional tenants seeking comfort and convenience.

Flat Two – First Floor
Occupying the entire first floor, this two-bedroom apartment is perfect for small families or sharers. The layout includes a welcoming entrance hall, a spacious open-plan kitchen/dining/living room, two good-sized bedrooms (including a bright master bedroom), and a contemporary family bathroom. The bay window in the living space adds character and natural light, enhancing the appeal of this city-centre home.

Flat Three – Second Floor
The top floor of the property houses a further two-bedroom apartment, offering elevated views and a quiet, private setting. This flat features a well-designed entrance hall, an open-plan kitchen/dining/living room, two comfortable bedrooms, and a sleek, modern bathroom. The attention to detail and quality of finish makes this a highly desirable rental unit.

Communal Entrance Hall

3.94 x 1.51 (12'11" x 4'11")

Flat One Entrance Hall

4.89 x 0.86 (16'0" x 2'9")

Flat One Living Room

4.54 x 5.34 (14'10" x 17'6")

Flat One Kitchen

4.37 x 2.63 (14'4" x 8'7")

Flat One Bathroom

1.66 x 2.60 (5'5" x 8'6")

Flat One Hallway

1.41 x 1.11 (4'7" x 3'7")

Flat One Bedroom

4.78 x 4.81 (15'8" x 15'9")

First Floor Communal Landing

0.92 x 2.09 (3'0" x 6'10")



Flat Two Entrance Hall

4.00 x 1.32 (13'1" x 4'3")

Flat Two Kitchen/Dining/Living Room

4.81 x 3.19 (15'9" x 10'5")

Flat Two Master Bedroom

5.49 x 3.99 (18'0" x 13'1")

Flat Two Bathroom

1.83 x 2.08 (6'0" x 6'9")

Flat Two Bedroom Two

3.53 x 2.57 (11'6" x 8'5")

Second Floor Communal Landing

1.05 x 0.90 (3'5" x 2'11")

Flat Three Entrance Hall

3.51 x 1.15 (11'6" x 3'9")

Flat Three Kitchen/Dining/Living Room

4.37 x 3.25 (14'4" x 10'7")

Flat Three Master Bedroom

4.48 x 3.28 (14'8" x 10'9")

Flat Three Bathroom

2.41 x 2.07 (7'10" x 6'9")

Flat Three Bedroom Two

2.52 x 3.35 (8'3" x 10'11")

EPC -

Flat One - D 64/74

Flat Two - C 69/83

Flat Three - E 53/69

Tenure - Freehold

