

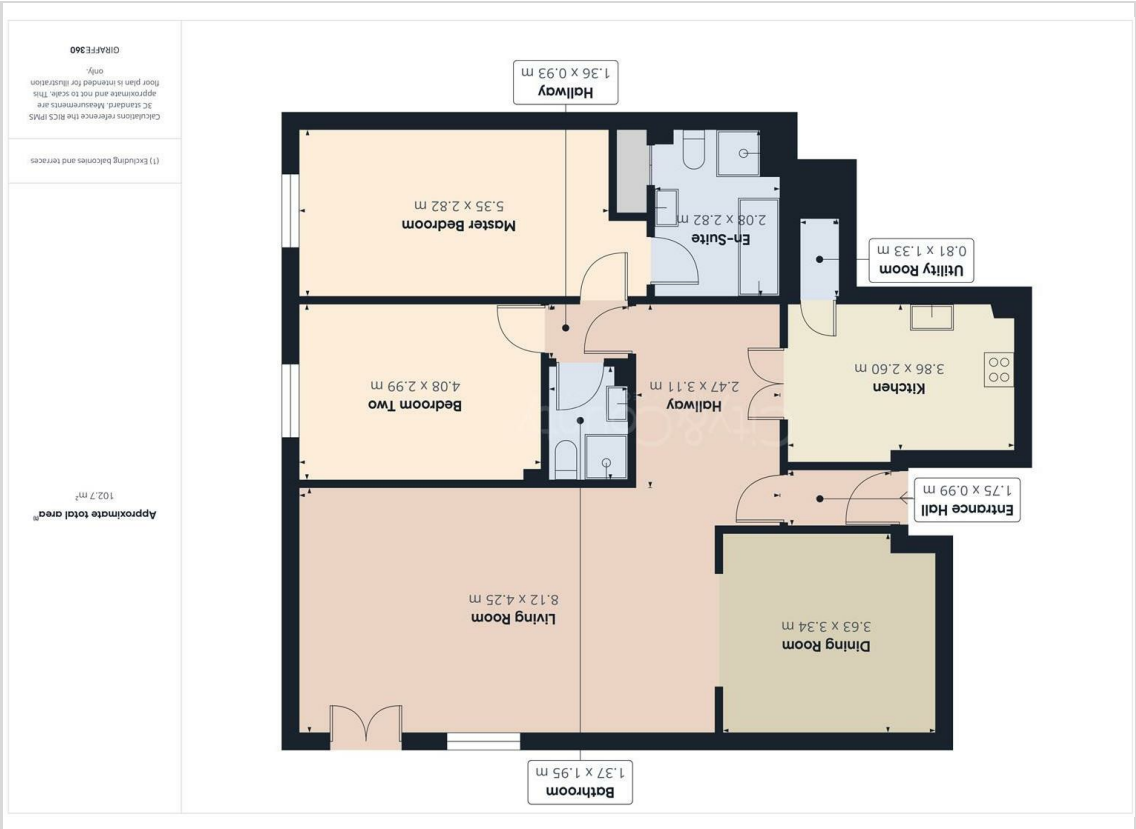


Thorpe Road  
Peterborough, PE3 6JH

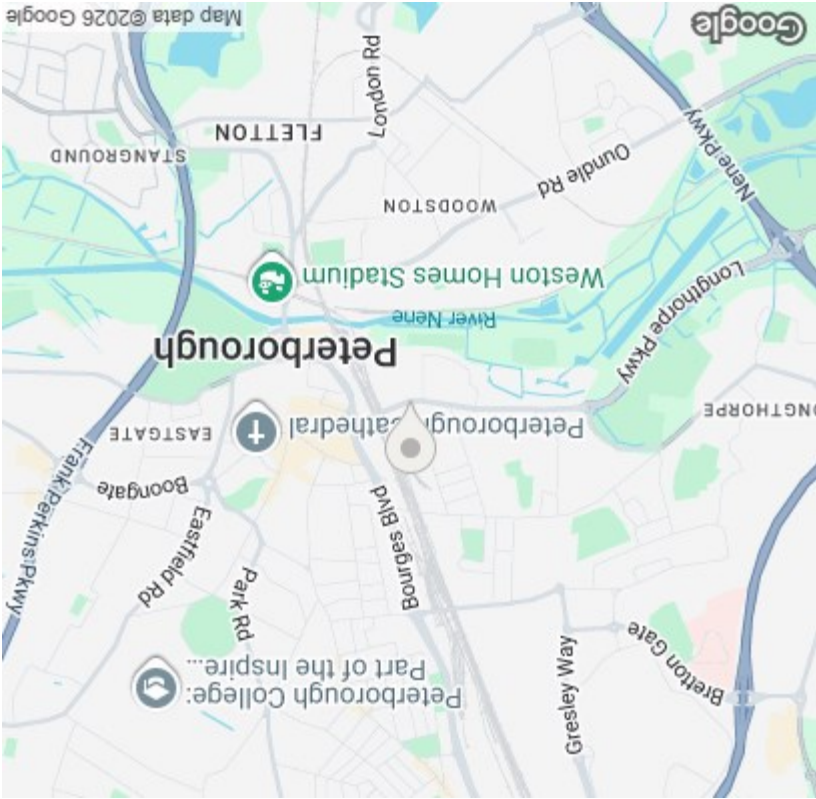
Guide Price £210,000 - Leasehold , Tax Band - D

2 2 2 B

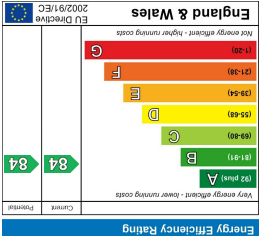
Floor Plan



Area Map



Energy Efficiency Graph



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.

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 checked legal 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/>



Thorpe Road

Peterborough, PE3 6JH

In the heart of Peterborough city centre and within easy walking distance to the train station, this stylish first-floor luxury apartment offers the perfect blend of convenience and comfort. Featuring two double bedrooms, a spacious open plan living and dining area with Juliette balcony, and both a family bathroom and en-suite, this home is ideal for first-time buyers, downsizers, or commuters. Offered with no forward chain, the property further benefits from an abundance of parking, communal gardens perfect for entertaining, and lift access within the building. A virtual tour is available. Offered with a GUIDE PRICE of £210,000-£230,000.

Situated within the highly sought-after Jubilee Mansions development, this modern apartment is designed for both style and practicality. The property opens with an entrance hall that leads through to a well-fitted kitchen and a large, bright living and dining room that extends to a Juliette balcony, providing an airy and inviting space for relaxing or entertaining. There are two generously sized double bedrooms, with the master benefitting from an en-suite shower room, while a separate family bathroom serves the second bedroom and guests. A useful utility room adds to the functionality of the home. Residents enjoy the added advantage of plentiful parking and well-maintained communal gardens, creating a sociable yet peaceful setting. Lift access ensures convenience throughout the building. With its prime location in Peterborough's city centre, just a short stroll to the train station and local amenities, this property makes an excellent first-time purchase or downsize opportunity. Offered with no forward chain.

**Entrance Hall**  
1.75 x 0.99 (5'8" x 3'2")

**Hallway**  
2.47 x 3.11 (8'1" x 10'2")

**Living Room**  
8.12 x 4.25 (26'7" x 13'11")

**Dining Room**  
3.63 x 3.34 (11'10" x 10'11")

**Kitchen**  
3.86 x 2.60 (12'7" x 8'6")

**Utility Room**  
0.81 x 1.33 (2'7" x 4'4")

**Hallway**  
1.36 x 0.93 (4'5" x 3'0")

**Master Bedroom**  
5.35 x 2.82 (17'6" x 9'3")

**En-Suite To Master Bedroom**  
2.08 x 2.82 (6'9" x 9'3")

**Bedroom Two**  
4.08 x 2.99 (13'4" x 9'9")

**Bathroom**  
1.37 x 1.95 (4'5" x 6'4")

**EPC - B**  
84/84



**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 - upon completion of a sale the lease will have been extended to 999 years of which solicitors will deal with.  
Ground rent £150 per annum  
Service charge £1900 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: TBC  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: Not Known  
Business from property NOT allowed: Not Known  
Property subletting: Not Known  
Tree preservation order: No  
Other: Not Known  
Right of way public: Not Known  
Right of way private: Not Known  
Registered easements: Not Known  
Shared driveway: Yes  
Third party loft access: Not Known  
Third party drain access: Not Known  
Other: Not Known  
Parking: Communal Car Park Allocated Space  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, 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.

