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Disclaimer Important Notice: In accordance with the Property Misdescribtions 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 sale given as a guide only and should be checked legal astus 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 be checked and confirmed by your solicitor prior to exchange of contracts.

Property or any other fixtures or fittings, Lesse details, 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.

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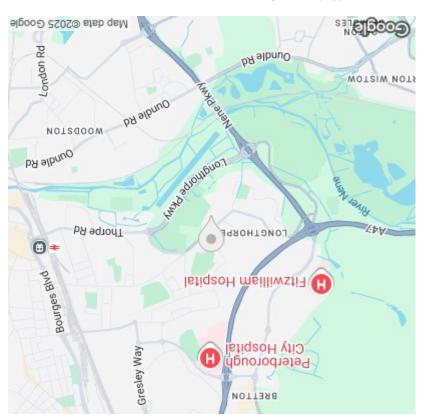
England & Walley

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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.

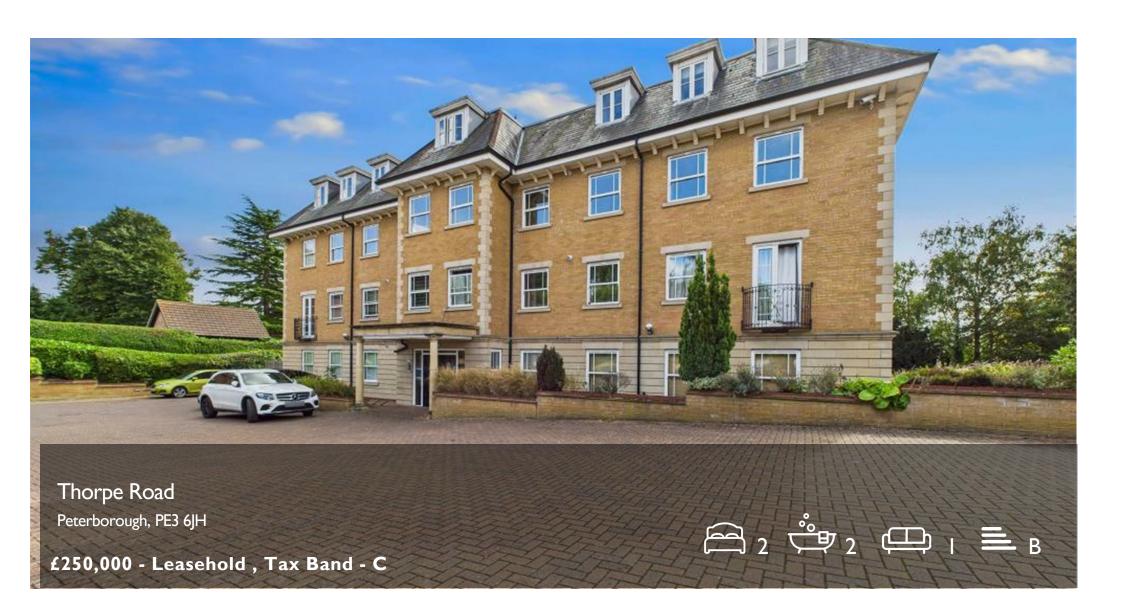
### **gniwaiV**





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Floor Plan



## **Thorpe Road**

#### Peterborough, PE3 6JH

A rare opportunity to purchase a stunning penthouse apartment in the heart of Peterborough city centre, just a short walk from the train station. This expansive and beautifully want iron the rain station. This expansive and beautifully appointed home offers two large double bedrooms, a spacious living room and kitchen dining room, and both bedrooms boasting their own en-suites. Finished to a high standard throughout, the penthouse also benefits from lift access, an abundance of parking, and landscaped communal gardens ideal for entertaining. Offered with no forward chain, this luxurious property is perfectly suited to professionals, downsizers, or those seeking an elegant city home. Virtual tour available.

Set within the prestigious Jubilee Mansions development, this exceptional penthouse apartment combines modern luxury with unrivalled convenience. The generous layout opens with a welcoming entrance hall leading through to a sleek, fully fitted kitchen and a striking living room and kitchen/dining area, bathed in natural light. The property boasts two wellproportioned double bedrooms, including a superb master suite with en-suite shower room, while the second bedroom is served by a stylish en-suite also. A separate utility room adds further practicality, ensuring the home balances elegance with everyday ease. Residents enjoy a host of additional benefits including plentiful parking, secure entry, and beautifully maintained communal gardens — a fantastic space for relaxing or social gatherings. Lift access throughout the building makes the apartment effortlessly accessible. Positioned in the very heart of Peterborough, this penthouse places shops, restaurants, and the train station all within walking distance, offering a direct connection to London in under an hour. Offered with no forward chain, it presents an unmissable opportunity for those seeking a luxury city lifestyle.

**Entrance Hall** 1.46 × 1.39 (4'9" × 4'6")

1.47 × 1.11 (4'9" × 3'7")

**Hallway** 1.44 × 4.37 (4'8" × 14'4")

**Hallway** 4.79 × 1.07 (15'8" × 3'6")

**Living Room** 5.78 × 3.95 (18'11" × 12'11")

**Kitchen Diner** 3.92 × 4.57 (12'10" × 14'11") **Master Bedroom** 

3.98 × 6.80 (13'0" × 22'3")

**En-Suite To Master Bedroom** 2.06 × 1.58 (6'9" × 5'2")

**Bedroom Two** 

 $3.96 \times 4.46 (12'11" \times 14'7")$ 

**En-Suite To Bedroom Two**  $2.08 \times 2.22 \ (6'9" \times 7'3")$ 

**EPC - B** 84/84



















#### enure - 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

Property subletting: Not Known Tree preservation order: No Other: Not Known

Known

Right of way public: Not Known Right of way private: Not Known Registered easements: Not Known

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

or obligations.

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

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.





