

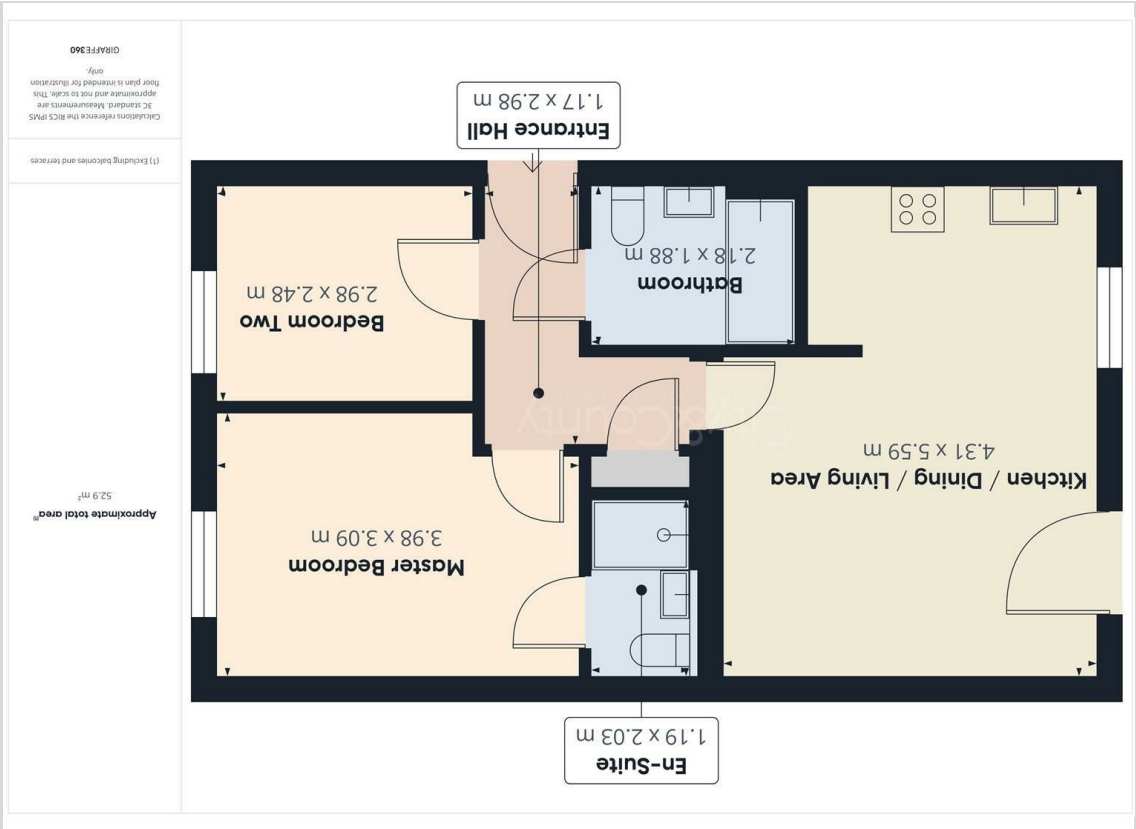


Daphne Grove  
Cardea, Peterborough, PE2 8SE

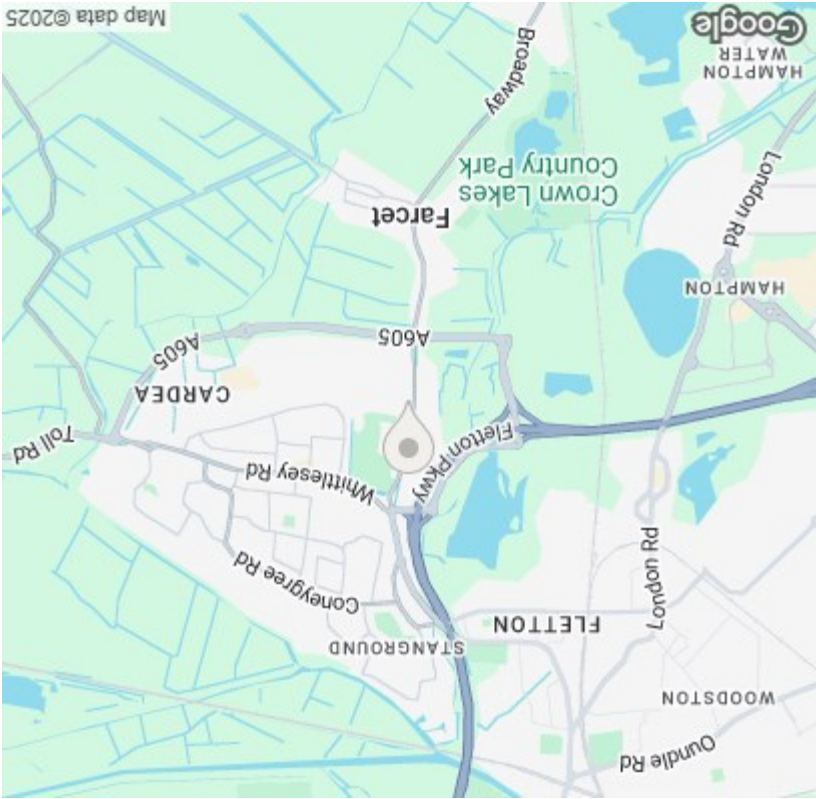
Guide Price £125,000 - Leasehold , Tax Band - B



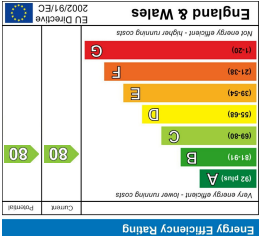
Floor Plan



Area Map



Energy Efficiency Graph



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 or fittings. Lease 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. 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/>

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



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Guide Price Of £125,000 - £150,000

This stylish two-bedroom apartment, located within the sought-after Cardea development on Daphne Grove, offers a perfect blend of modern design, comfort, and convenience. Set on the second floor of a well-maintained building with secure intercom entry, the property benefits from two allocated parking spaces and a versatile layout. Highlights include a spacious open-plan living area, a master bedroom with en-suite, a second bedroom suitable for guests or a home office, and a contemporary family bathroom. With no forward chain and excellent access to local amenities, schools, green spaces, and transport links, it presents an ideal opportunity for first-time buyers, downsizers, or investors.

Situated on the second floor of a modern and well-maintained building on Daphne Grove, within the ever-popular Cardea development, this stylish two bedroom apartment offers a superb combination of comfort, convenience and contemporary design. Accessed via a secure intercom entry system, the property also comes with the rare advantage of two allocated off-street parking spaces, making it an excellent choice for those seeking both security and practicality. Inside, a generous open-plan kitchen, dining and living area provides the perfect space for everyday living and entertaining, while the master bedroom benefits from its own private en-suite shower room. The second bedroom is well-proportioned and versatile, ideal as a guest room, child's room or home office, and a modern family bathroom completes the accommodation. A welcoming entrance hall with built-in storage adds to the functionality of the apartment. Well placed for easy access to a wide range of local amenities, schools, green spaces and excellent transport links, this property is offered with no forward chain and represents a fantastic opportunity for first-time buyers, downsizers, or investors looking to secure a home in this thriving community.

**Entrance Hall**  
1.17 x 2.98 (3'10" x 9'9")

**Kitchen/Dining/Living Area**  
4.31 x 5.59 (14'1" x 18'4")

**Master Bedroom**  
3.98 x 3.09 (13'0" x 10'1")

**En-Suite To Master Bedroom**  
1.19 x 2.03 (3'10" x 6'7")

**Bedroom Two**  
2.98 x 2.48 (9'9" x 8'1")

**Bathroom**  
2.18 x 1.88 (7'1" x 6'2")

**EPC - C**  
80/80

**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 - 91 years

Ground rent - £250 per annum

Service charge - £237350 per annum

**IMPORTANT LEGAL INFORMATION**

Construction: Standard



Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: Yes  
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: Yes  
Listed building: No  
Permitted development: No  
Holiday home rental: Yes  
Restrictive covenant: No  
Business from property NOT allowed: Yes  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: Yes  
Right of way private: No  
Registered easements: No  
Shared driveway: Yes  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Communal Car Park Allocated  
Space, Rear Of Property  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 25Mbps  
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.