



Apricot Close

Dogsthorpe, Peterborough, PE1 4FY

£230,000 - Leasehold , Tax Band - B

3 2 1 B

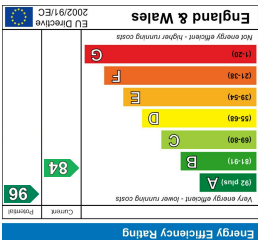
Floor Plan



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



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 SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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Set in a quiet cul-de-sac and offered with no forward chain, this beautifully presented semi-detached house is the perfect choice for first-time buyers or families. Immaculate throughout, the property boasts a spacious layout with an en-suite to the master bedroom, a modern finish, and the benefit of off street parking. Occupying a large plot, it offers both comfort and convenience, with excellent proximity to Peterborough City Centre while maintaining a peaceful residential feel. This is a home ready to move straight into – ideal for those seeking a stylish property in a prime location. \*\*The property is currently shared ownership, but will become 100% freehold ownership on completion.\*\*

This immaculate semi-detached home, set within a quiet cul-de-sac on Apricot Close, offers a wonderful opportunity for first-time buyers or growing families, and is available with no forward chain. The ground floor is thoughtfully designed, beginning with an inviting entrance hall that leads through to a bright and spacious living room, perfect for relaxing and entertaining. To the rear, a modern kitchen diner creates the heart of the home, with French doors opening onto the garden and allowing natural light to flood the space. A convenient downstairs WC completes the layout on this level. Upstairs, the property continues to impress with a well-proportioned master bedroom benefitting from its own private en-suite shower room. Two further bedrooms provide versatility for family living, home working, or guest accommodation, all served by a stylish family bathroom. Externally, the home is set on a generous plot, with off street parking and an enclosed rear garden offering plenty of outdoor space to enjoy. Situated within easy reach of Peterborough city centre, residents benefit from excellent transport links, shopping, and amenities, while enjoying the peace of a tucked-away cul-de-sac location. With its immaculate condition, modern finish, and desirable setting, this is a home ready to move straight into and enjoy.

Entrance Hall  
2.45 x 0.85 (8'0" x 2'9")

Living Room  
4.23 x 3.51 (13'10" x 11'6")

Kitchen Hallway  
0.98 x 1.92 (3'2" x 6'3")

WC  
0.97 x 1.47 (3'2" x 4'9")

Kitchen Diner  
3.02 x 4.46 (9'10" x 14'7")

Landing  
2.56 x 1.79 (8'4" x 5'10")

Master Bedroom  
3.40 x 3.59 (11'1" x 11'9")

En-Suite To Master Bedroom  
2.50 x 1.47 (8'2" x 4'9")

Bedroom Two  
3.18 x 2.53 (10'5" x 8'3")

Bathroom  
1.66 x 2.61 (5'5" x 8'6")

Bedroom Three  
2.23 x 1.81 (7'3" x 5'11")

EPC - B  
84/96



**Tenure - Freehold**  
The property is currently shared ownership, but will become 100% freehold ownership on completion.

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 - 140 years  
Ground rent £0 per annum  
Service charge £255.73 per annum

**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: None  
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: Yes  
Holiday home rental: Yes  
Restrictive covenant: No  
Business from property NOT allowed: Yes  
Property subletting: Yes  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: Yes  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Ftp  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

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