

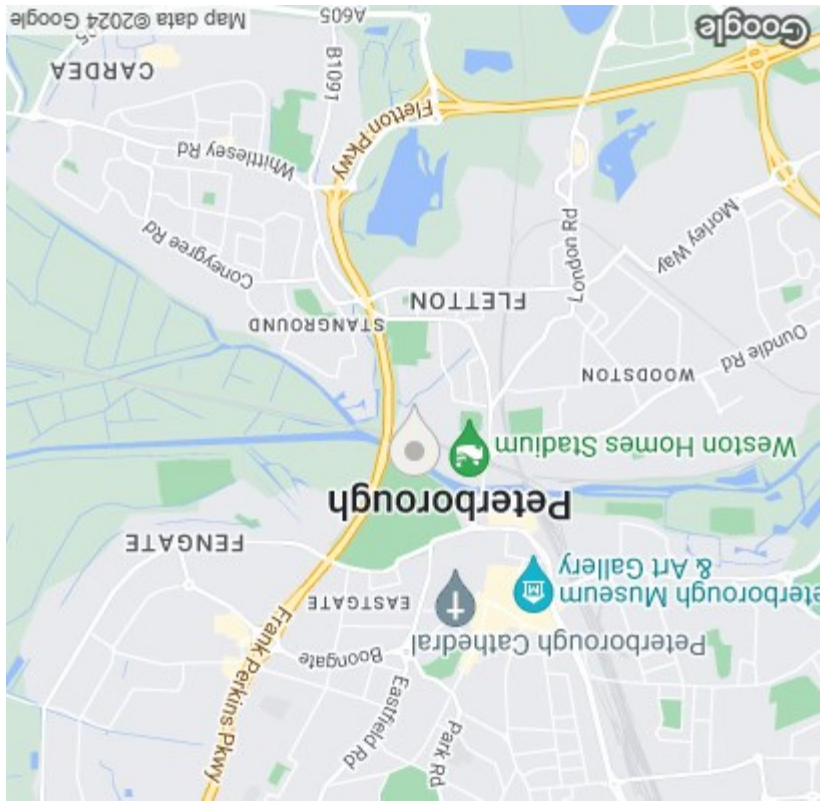
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>
 Disclaimers: Important Notice in accordance 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.

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	127-131
B	113-126
C	79-112
D	64-108
E	55-63
F	45-54
G	35-44
79	79

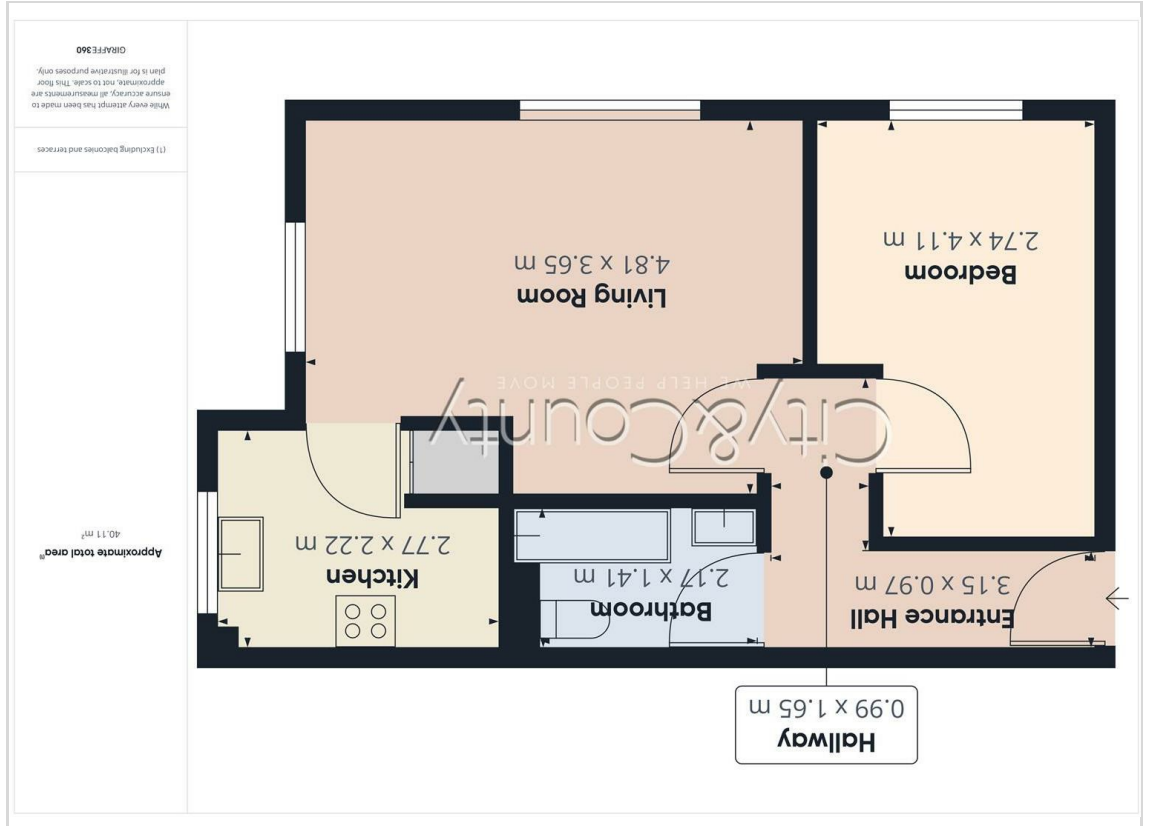
Energy Efficiency Graph

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.

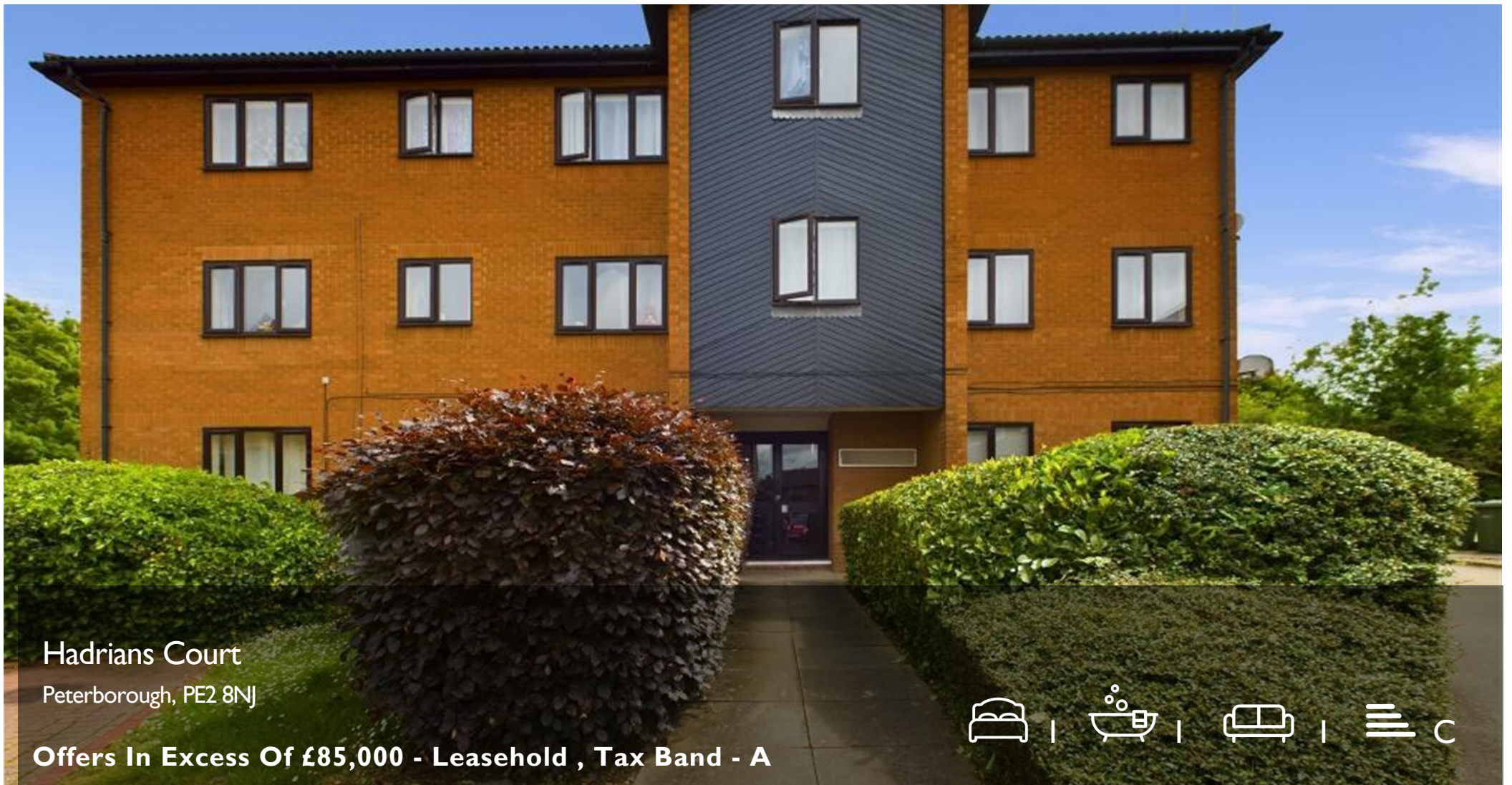
Viewing



Area Map



Floor Plan



Hadrians Court
 Peterborough, PE2 8NJ

Offers In Excess Of £85,000 - Leasehold , Tax Band - A



Hadrians Court

Peterborough, PE2 8NJ

*** Offered to the market with NO FORWARD CHAIN is this IDEAL INVESTMENT OPPORTUNITY! ***
Sold with a tenant in situ until November 2024 currently achieving £8340 per annum but could achieve up to £9600 per annum!

City and County are pleased to market this spacious, ONE BEDROOMED, GROUND FLOOR apartment located within proximity to the city centre of Peterborough. Close to local amenities, transport links and easy access to Peterborough train station, this property is the ideal investment opportunity. The property includes parking, shared gardens, and will make an income from the off-set!

Briefly comprising, an entrance hall, a three-piece bathroom that is fitted with a WC, wash hand basin, and a bath with shower over. Double bedroom with space for wardrobes. There is a separate dining/living room and a re-fitted kitchen that is fitted with a range of matching base and eye level units, with space for a washing machine, a dishwasher, a fridge/freezer, and an oven with a four-ring electric hob with an extractor over. The property comes with available parking and guest parking. Please call the office to arrange your viewing. Virtual tour available

Entrance Hall
10'4" x 3'2"

Bathroom
7'1" x 4'7"

Hallway
3'2" x 5'4"

Living Room
15'9" x 11'11"

Kitchen
9'1" x 7'3"

Bedroom
8'11" x 13'5"

EPC - C
74/79



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 - 89 years
Ground rent £100 per annum
Service charge £1720.26 per annum

IMPORTANT LEGAL INFORMATION

Verified Material Information

Lease length: 89 years remaining
Ground rent: £100 per annum
Service Charge: £1720.26 per annum
Property construction: Standard
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating:
Heating features:
Broadband: up to 1000Mbps
Mobile coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Great

Parking: Communal, Rear
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

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

