

**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. The copyright of all details, photographs and floorplans remain exclusive to City & County.

**59 Broadway, Peterborough, PE1 1SY**  
**£800 Per Calendar Month**

## 59 Broadway, Peterborough, PE1 1SY

Located in Broadway, Peterborough, this modern, fully furnished studio offers a unique opportunity for those seeking a vibrant city centre lifestyle. This property is perfect for individuals or couples looking for a comfortable and convenient living space.

The studio is designed with contemporary living in mind, featuring an open-plan layout that maximises space and light. The modern finishes throughout create a welcoming atmosphere, making it an ideal retreat after a busy day in the city.

One of the standout features of this property is the inclusion of all bills, providing peace of mind and simplifying your monthly budgeting. Additionally, the flat benefits from gated parking at an additional cost of £30 per month. For added convenience, on-site coin-operated laundry facilities are available, making laundry day a breeze.

Living in this studio means you will be at the centre of Peterborough's vibrant community, with a plethora of shops, restaurants, and entertainment options right on your doorstep.

Holding deposit £184.00, taken upon application and deducted from first months rent. Security Deposit £923.00. EPC C. Do not miss the chance to make this charming studio your new home.