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# BELVOIR!



## Hereward Tower, Peterborough, PE1 1GY

£169,995

\*\*\* TWO BEDROOM APARTMENT WITH CITY VIEWS \*\*\* Modern TWO DOUBLE bedroom property situated at the heart of the thriving CITY CENTRE of Peterborough. This well presented apartment is finished to a MODERN SPECIFICATION and boasts stylish features such as full height sliding doors with impressive views over the city. This contemporary apartment is located on the FIRST FLOOR and benefits from open plan living, en suite to master, secure allocated parking as well as many other attractive features.



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## Communal Entrance

Secure access system, mailboxes, access to lift which services all floors.

## Entrance Hall

Intercom system, wall mounted radiator, quality wood effect flooring, door to;

## Open Plan Kitchen/ Lounge 22'11" x 16'4" max (7.0m x 5.0m max)

The kitchen is fitted within a matching range of eye and base units with worktop space over, stainless steel 1&1/2 sink unit with mixer tap, built in kitchen appliances including, oven, hob and extractor hood, space for fridge freezer and tumble dryer, quality wood effect flooring.

The lounge is fitted with quality wood effect flooring, wall mounted radiator, TV point, full height doubled glazed sliding doors to Juliet balcony.

## Master Bedroom 16'4" x 11'1" max (5.0m x 3.4m max )

Double sized bedroom fitted with carpet, UPVc double glazed window to front aspect, wall mounted radiator, door to;

## En Suite to Master

Fitted with a three piece suite comprising of walk in shower cubicle, low level wc, pedestal wash hand basin, vinyl flooring.

## Bedroom Two 16'4" x 11'5" max (5.0m x 3.5m max )

Double sized bedroom fitted with carpet, UPVc double glazed window to front aspect, wall mounted radiator.

## Family Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over, low level wc, pedestall wash hand basin, vinyl flooring, cupboard with plumbing for washing machine.

## Leasehold Information

The vendor informs us the annual service charge totals at £1,826.41

The vendor informs us the annual ground rent totals at £250.00

## Investor Information

Based on a sale at £170k and potential rental income of £795 pcm (please note that these figures are an illustration based on an average buy to let mortgage and deposit and actual costs may vary)

- 75% loan assuming standard BTL loan at 2.49% (interest only)
- Capital used £49,849 (including deposit, stamp duty and conveyance)
- Annual pre tax profit of £2,279 = 4.57% pre tax income on capital used (these assumptions include a maintenance estimate)
- Gross yield 5.38%

## Belvoir Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. All measurements quoted are approximate. These Particulars do not constitute a contract or part of a contract



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