



COMMUNAL AREA

ENTRANCE PORCH

HALLWAY

KITCHEN

LIVING ROOM

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

FAMILY BATHROOM

BEDROOM 3

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**Wh**  
WOODCOCK HOLMES



**Flat 19, Jubilee Mansions 119 Thorpe Road**

Peterborough, PE3 6JH

£230,000



## Flat 19, Jubilee Mansions 119 Thorpe Road Peterborough

This stunning luxury apartment is situated on the highly sought-after Thorpe Road, Peterborough, and offers an exceptional opportunity for families and those seeking a prime location. Boasting a quality finish and generously sized rooms, this property is a must-view.

- LUXURY APARTMENT OFF THORPE ROAD
- THREE BEDROOMS
- STYLISH AND HIGH QUALITY FINISH THROUGHOUT
- ALLOCATED PARKING SPACE
- WELL-KEPT COMMUNAL AREAS WITH INTERAL LIFT TO THE APARTMENT
- REFURBISHED MODERN FOUR PIECE BATHROOM AND SEPARATE SHOWER ROOM ENSUITE
- 0.8 MILES TO PETERBOROUGH TRAIN STATION AND CITY CENTRE
- SITUATED ON ONE OF PETERBOROUGH'S MOST DESIRABLE ROADS

Viewings: By appointment  
£230,000

- ENTRANCE PORCH & HALLWAY**

Front door leading to the porch area, a separate door leads to the hallway, laid with laminate flooring and access to all rooms:

**KITCHEN**

9'3" x 12'3"

Fitted kitchen with a matching range of base and eye level units, fitted worktops with splash back tiles behind, space for appliances, fitted oven with splashback guard behind and extractor fan fitted over, fitted 1 1/2 bowl sink drainer, tiled flooring.

**LIVING ROOM**

24'8" max x 14'10"

UPVC double glazed window to front x2, fitted laminate flooring, radiator, wall lights, feature fireplace and two store cupboards.

**BEDROOM 1**

11'7" x 14'11"

x2 uPVC double glazed windows to front, laminate flooring, radiator, access to the shower room ensuite.

**ENSUITE SHOWER ROOM**

11'6" x 3'5"

Fully tiled three piece suite with double shower cubicle, wash hand basin, low level WC, radiator, towel rail and shaver point.

**BEDROOM 2**

11'4" x 15'6"

UPVC double glazed window to side, fitted laminate flooring, radiator, access to the Jack and Jill main bathroom.

**FAMILY BATHROOM**

6'10" x 8'5"

Fully tiled four piece suite with bath, low level WC, wash hand basin, shower cubicle, radiator, towel rail.

**BEDROOM 3**

11'7" x 7'4"

UPVC double glazed window to front, fitted laminate flooring, radiator.



- LOCATION**

The apartment is ideally located just 0.8 miles from Peterborough Train Station and the city centre, easily accessible via a pleasant walk down Thorpe Road. In the opposite direction, you can enjoy the beauty of Peterborough Rowing Lakes and Ferry Meadows Country Park, all while avoiding main roads and enjoying nature.

Excellent transport links, public transport options, and local shops for everyday needs are all within close proximity, making this property an ideal choice for both convenience and lifestyle.

**OUTSIDE**

Access to the property is from Thorpe Road, with an allocated parking space located to the front of the block. Entry is secured by an intercom system for guests.

**TENURE**

Leasehold - 103 years remaining.

**SERVICES**

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

**MARKETING INFORMATION**

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested. The leasehold information, ground rent and service charges were correct on the instruction of the listing. This information should be checked between conveyancers for the most recent figures during the purchase as these figures can change.

**INVESTMENT INFORMATION**

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC