



Osric Court
Peterborough, PE1 5LW

Guide Price £115,000 - Leasehold , Tax Band - A



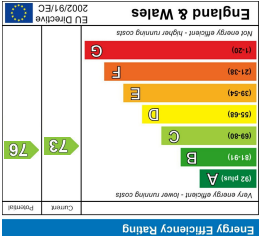
Floor Plan



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 guarantees. 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 whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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GUIDE PRICE £115,000-£125,000
A fantastic opportunity to purchase this spacious two-bedroom apartment, ideally located in a central part of Peterborough City Centre. Perfectly positioned within walking distance to local amenities, this well-presented home is ideal for first-time buyers or investors alike. The property boasts a stylish re-fitted kitchen, a generous living/dining area, and two good-sized bedrooms offering ample storage. Residents can enjoy well-maintained communal gardens, electric gated parking with an allocated space, and additional guest parking. With a long lease, low ground rent, and service charges, this property offers excellent value in a prime location.

Located on the third floor, the apartment welcomes you via an entrance hall with access to all rooms and a handy built-in storage cupboard. The generous lounge/diner is the perfect space for both relaxing and entertaining, with ample natural light and plenty of room for furniture. Adjacent, the re-fitted kitchen offers a modern layout with integrated appliances and smart storage solutions. Both bedrooms are well-proportioned doubles, with the master measuring approximately 3.85m x 3.47m and the second bedroom not far behind, making them ideal for sharers or guests. The modern bathroom includes a bath with a shower over, a W/C, and a wash hand basin. A separate hallway to the bedrooms enhances privacy, while the spacious cupboard off the lounge/diner provides excellent additional storage. Externally, residents benefit from access to communal gardens—ideal for outdoor enjoyment—and low service charges and ground rent, along with a long lease, making this property both affordable and appealing. Parking is to the rear with electric gated access. Early viewing is recommended to appreciate the size and central location on offer.

Entrance Hall
2.46 x 1.81 (8'0" x 5'11")

Hallway
2.97 x 0.93 (9'8" x 3'0")

Bathroom
2.41 x 1.66 (7'10" x 5'5")

Storage Cupboard
1.94 x 0.95 (6'4" x 3'1")

Lounge Diner
4.20 x 5.03 (13'9" x 16'6")

Kitchen
3.18 x 2.40 (10'5" x 7'10")

Master Bedroom
3.85 x 3.47 (12'7" x 11'4")

Bedroom Two
3.56 x 3.47 (11'8" x 11'4")

EPC - C
73/76

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 - 93 years
Ground rent £10 per annum
Service charge £842 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: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space, Gated Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Great

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

