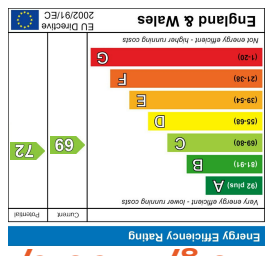


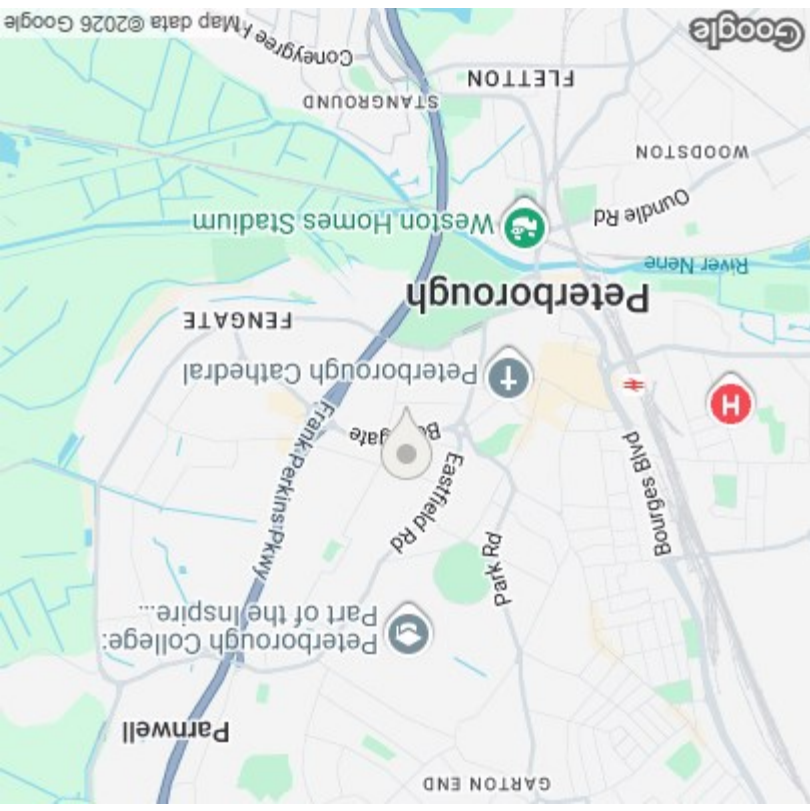
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.

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.

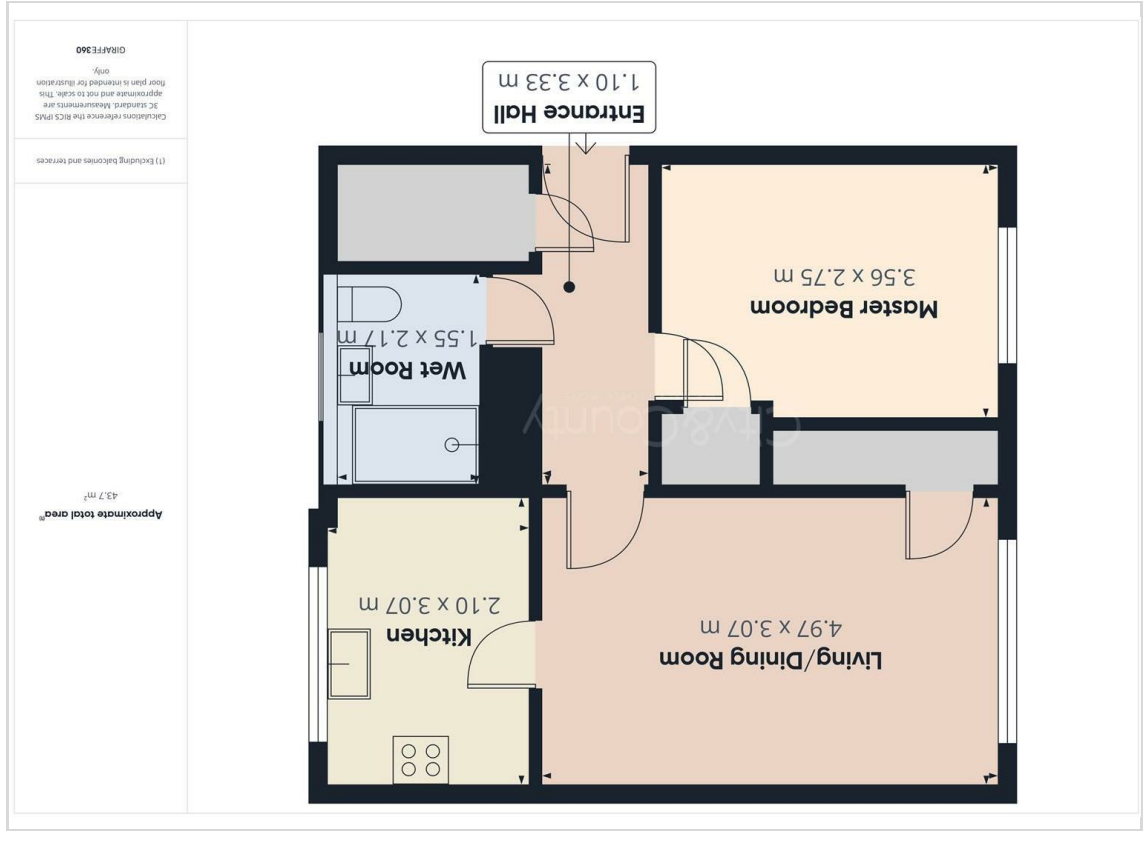
**Viewing**



**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Wellington Street**  
Peterborough, PE1 5DU

**£90,000 - Leasehold , Tax Band - A**



## Wellington Street

Peterborough, PE1 5DU

\*\*\* Guide Price £90,000 - £110,000 \*\*\*

This recently improved ground floor one-bedroom apartment on Wellington Street, Peterborough, offers modern living with a new fitted kitchen, Worcester gas combi boiler, and stylish wet room. Featuring ample storage, a spacious living/dining area, and secure intercom entry, it's an ideal home for first-time buyers, downsizers, or investors alike.

Welcome to this beautifully presented ground floor one-bedroom apartment, ideally positioned in the heart of Peterborough on Wellington Street. Stepping inside, you are greeted by a welcoming entrance hall that sets the tone for the home and provides access to generous storage cupboards, perfect for keeping the space tidy and well-organised. From here, the property flows into a spacious living and dining room, filled with natural light and offering a comfortable area for both relaxation and entertaining. The recently refitted kitchen, situated just off the living area, has been thoughtfully modernised as part of a recent scheme of improvements and includes contemporary units, quality fittings, and a new Worcester gas combi boiler. The master bedroom is well-proportioned and positioned for privacy, while the sleek and stylish wet room showcases a modern finish, providing both practicality and comfort. Additional storage cupboards are conveniently located throughout the apartment, ensuring ample space for day-to-day living. Residents benefit from secure intercom entry to the building, offering peace of mind. This apartment combines modern upgrades with practical features, making it an excellent choice for first-time buyers, downsizers, or investors seeking a well-located property in Peterborough.

**Entrance Hall**  
1.10 x 3.33 (3'7" x 10'11")

**Living/Dining Room**  
4.97 x 3.07 (16'3" x 10'0")

**Kitchen**  
2.10 x 3.07 (6'10" x 10'0")

**Master Bedroom**  
3.56 x 2.75 (11'8" x 9'0")

**Wet Room**  
1.55 x 2.17 (5'1" x 7'1")

**EPC - C**  
69/72

**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 - 91 years  
Ground rent and service charge combined £500 per annum



### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Level Access, Wet Room  
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 NOT allowed: 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  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable, FttP  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Excellent

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**