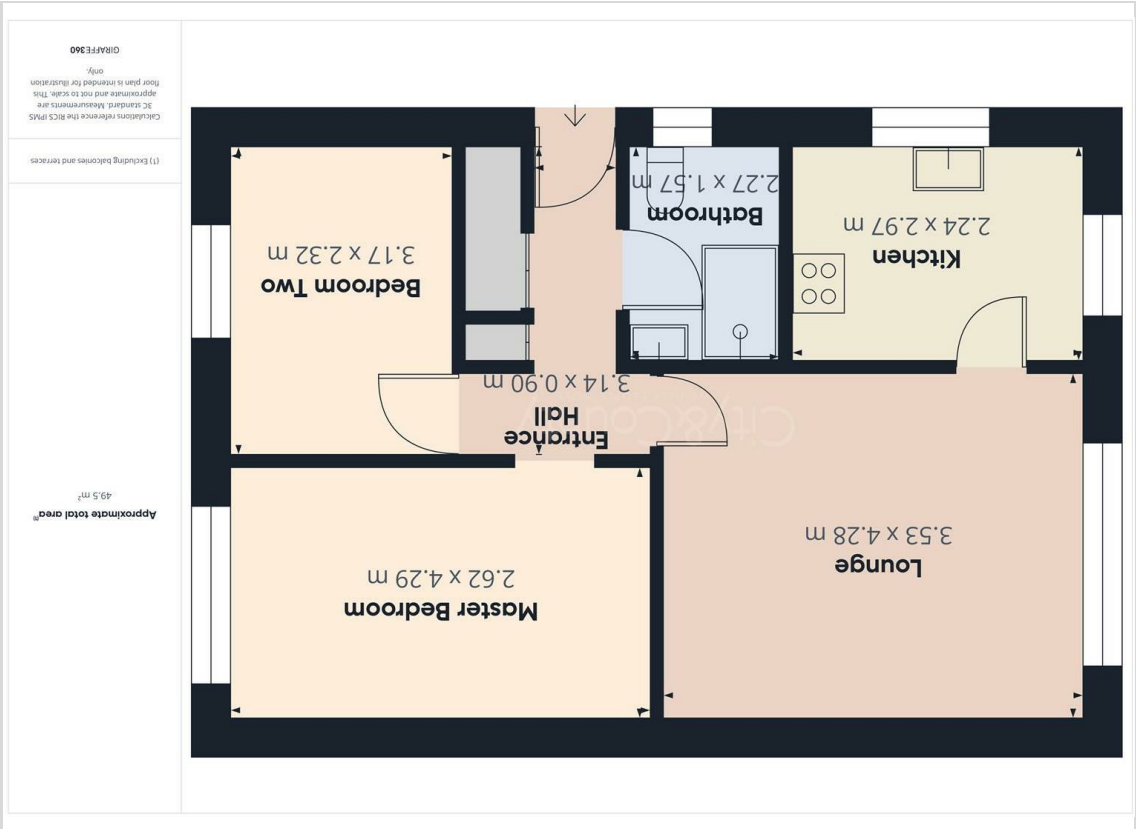




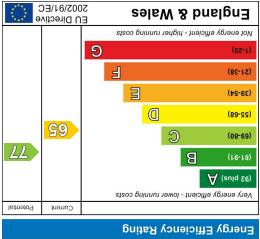
Floor Plan



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 the property. 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.

Star Mews

Peterborough, PE1 5HY

** GUIDE PRICE £100,000-£120,000 **

Located in the heart of Peterborough, Star Mews is a well-presented first-floor apartment offered with no forward chain, making it an ideal opportunity for first-time buyers or savvy investors. This spacious property boasts two double bedrooms, providing comfortable living just a short walk from Peterborough University and the train station. With on-street parking, access to a garden, and easy links to Frank Perkins Parkway, convenience is at the forefront. Set within a vibrant city centre location, this home offers a perfect blend of accessibility and lifestyle.

Set within the desirable Star Mews development in Peterborough, this well-designed first-floor apartment offers a practical and comfortable layout, perfect for first-time buyers, investors, or those seeking a conveniently located home. The property opens into a welcoming entrance hall, leading into a spacious lounge ideal for relaxing or entertaining, with plenty of natural light enhancing the living space. The separate kitchen is thoughtfully arranged with ample cabinetry and workspace, positioned adjacent to the lounge for ease of access. Two generously sized double bedrooms provide flexible accommodation, with the master bedroom offering a bright and quiet retreat, while the second bedroom is well-suited for guests, a home office, or sharers. A modern bathroom is located just off the hallway, featuring a clean, functional layout. The apartment also benefits from access to a shared garden area, creating a pleasant outdoor space rarely available with city centre living. Ideally located within walking distance of Peterborough University and the mainline train station, the property offers excellent commuter links and urban convenience. On-street parking and easy access to the Frank Perkins Parkway further enhance its appeal, and with no forward chain, this property represents a rare and ready-to-move-into opportunity in the heart of Peterborough.

Entrance Hall
3.14 x 0.90 (10'3" x 2'11")

Lounge
3.53 x 4.28 (11'6" x 14'0")

Kitchen
2.24 x 2.97 (7'4" x 9'8")

Master Bedroom
2.62 x 4.29 (8'7" x 14'0")

Bathroom
2.27 x 1.57 (7'5" x 5'1")

Bedroom Two
3.17 x 2.32 (10'4" x 7'7")

EPC - D
65/77

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 - 84 years
Ground rent £35 per annum
Service charge £319.20 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 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: On Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, 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

