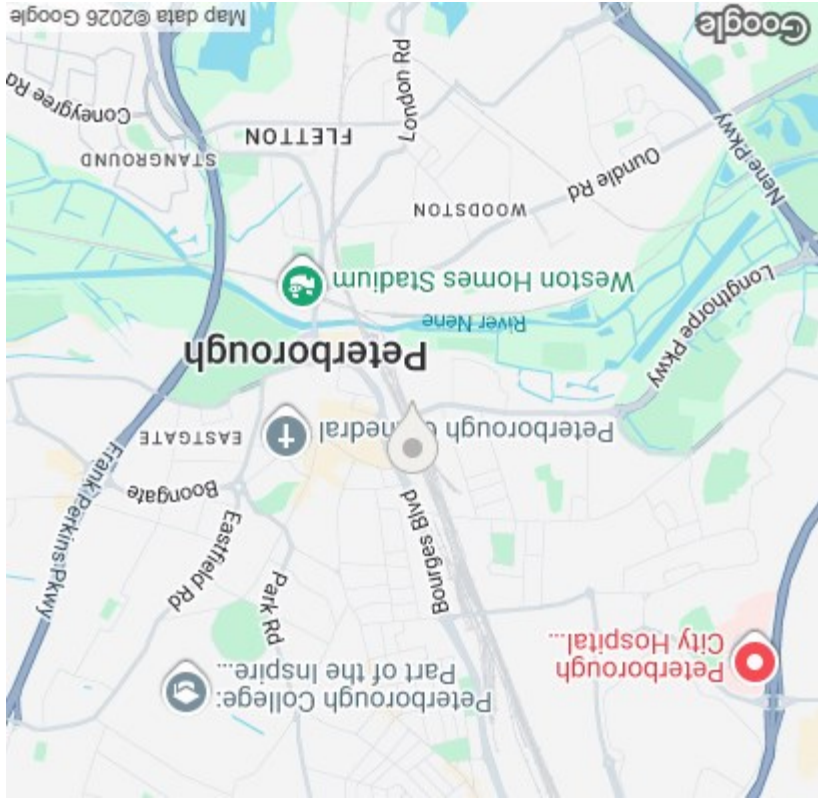
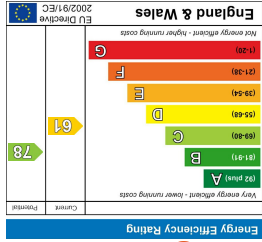


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Stanwick Court
Peterborough, PE3 6BW

£140,000 - Leasehold , Tax Band - B



Stanwick Court

Peterborough, PE3 6BW

A well presented two bedroom ground floor apartment situated in a highly convenient city centre location within walking distance of Peterborough train station. Offered with no forward chain, the property benefits from modern condition throughout, an extended lease, private garden access via French doors, and both communal and visitor parking. This apartment represents an ideal first time purchase or a strong investment opportunity.

Upon entering the property, you are welcomed into a central entrance hall which provides access to all accommodation. To the right hand side is the principal bedroom, a comfortable double room complete with a built in wardrobe offering practical storage. The hallway further benefits from two separate storage cupboards, adding to the functionality of the space. The property features a well maintained three piece family bathroom, finished in a clean and modern style. The kitchen is positioned separately from the living space and offers a practical layout with ample worktop and storage space. The second bedroom is also accessed from the hallway and is well suited as a guest room, home office, or additional bedroom. To the rear of the property is a spacious open plan living and dining area, providing a bright and versatile space for both relaxing and entertaining. French doors lead directly out onto a private garden, mainly laid to lawn, creating a seamless connection between indoor and outdoor living. Externally, the property benefits from a large communal parking area along with additional visitor parking, ensuring convenience for both residents and guests. Overall, this is a well located and thoughtfully laid out apartment, ideal for buyers seeking a move in ready home close to the city centre or investors looking for a low maintenance addition to their portfolio.



Entrance Hall
1.35 x 6.51 (4'5" x 21'4")

Lounge Diner
3.52 x 5.65 (11'6" x 18'6")

Kitchen
2.41 x 2.51 (7'10" x 8'2")

Master Bedroom
3.75 x 3.44 (12'3" x 11'3")

Wardrobe To Master Bedroom
2.08 x 0.86 (6'9" x 2'9")

Bathroom
2.03 x 1.70 (6'7" x 5'6")

Bedroom Two
1.76 x 4.05 (5'9" x 13'3")

EPC - D
61/78

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 - 174 years
Ground rent £10,000 per annum
Service charge £1499.00 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: Yes
Holiday home rental: No
Restrictive covenant: Yes
Business from property NOT allowed: Yes
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space, Off Street Parking, Residents Parking Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Electric Room Heaters
Internet connection: Other
Internet Speed: TBC
Mobile Coverage: TBC

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.

