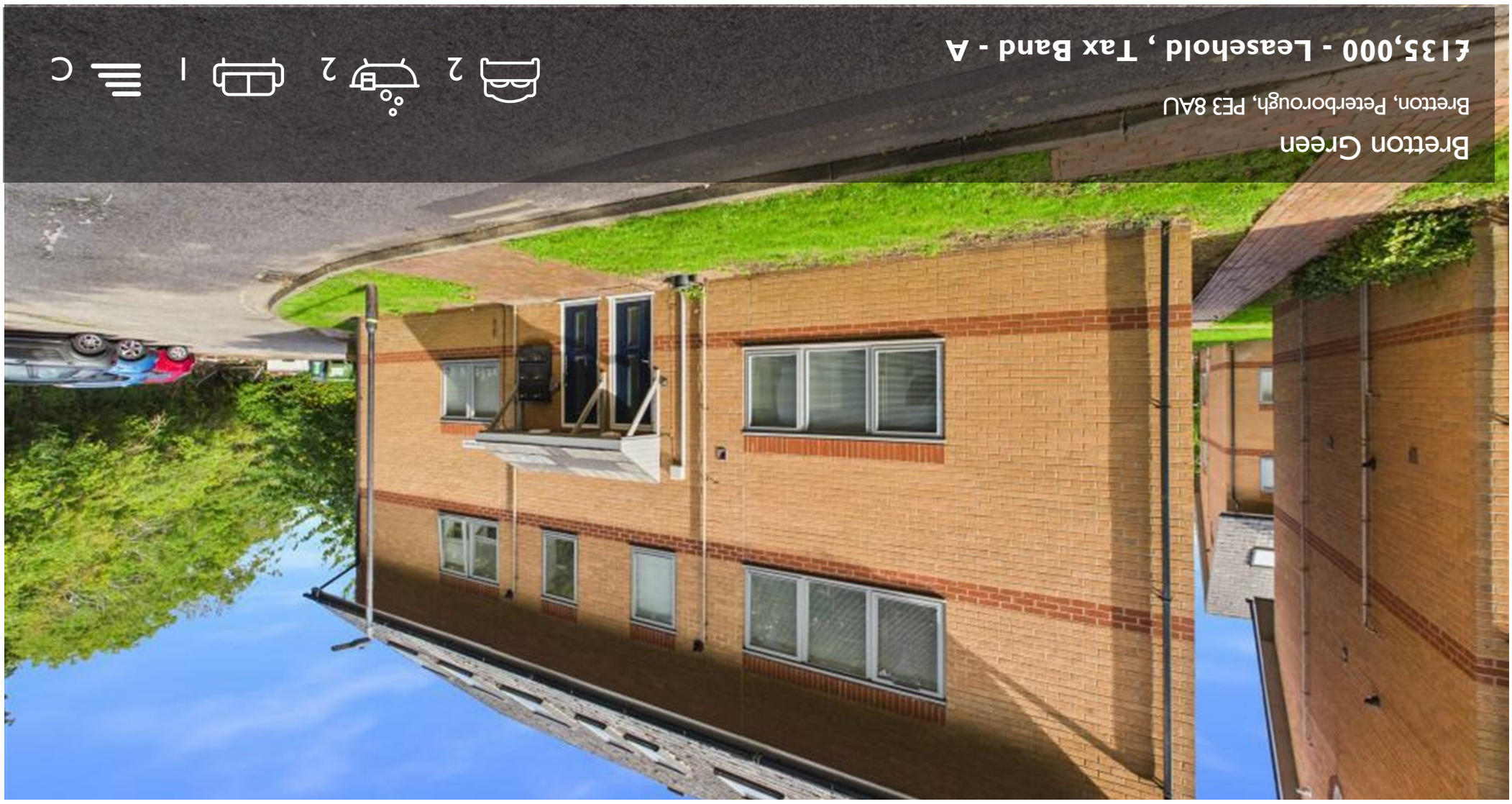


Bretton Green

Bretton, Peterborough, PE3 8AU

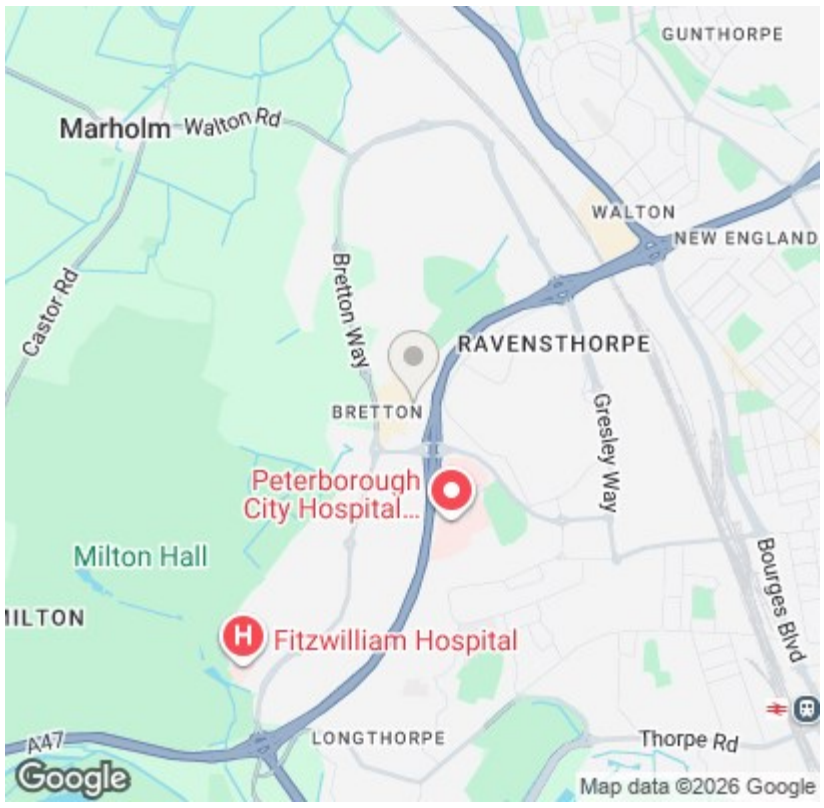
£135,000 - Leasehold , Tax Band - A

2 2 1 C

Floor Plan



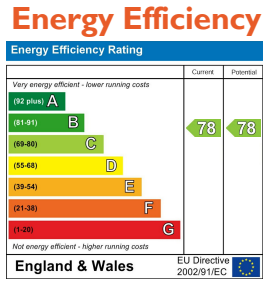
Area Map



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 guarantee. 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 licencing 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.

Bretton Green

Bretton, Peterborough, PE3 8AU

Offered for sale with no forward chain, this beautifully presented and recently refurbished first floor apartment forms part of the exclusive Appleby House development at Bretton Green in Peterborough. Featuring a spacious open plan kitchen, living and dining area with a good specification kitchen, two bedrooms, two modern shower rooms and allocated off road parking, it is just a short walk from both local hospitals. With six flats available in total, the building can also be sold as a whole block to an investor if desired.

Presented in beautiful order throughout and recently refurbished, this first floor apartment in Appleby House forms part of the exclusive development at Bretton Green in Peterborough, and is offered for sale with no forward chain. You step first into a welcoming entrance hallway, which opens directly into the heart of the home, a bright and spacious open plan kitchen, living and dining area. Windows to two sides fill the room with natural light, and there is plenty of space for both comfortable seating and a dining table, making it ideal for relaxing and entertaining alike. The kitchen is fitted to a good specification and comes complete with an integrated cooker, hob and fridge, so the whole space is practical as well as stylish. From the living area, a central hallway leads to the remainder of the accommodation, beginning with the generous master bedroom, which enjoys a window to the side and the benefit of its own modern en-suite shower room. Bedroom two is a well-proportioned second bedroom, with its own window and enough space for a double bed, making it equally suited to guests, a home office or a child's room. Completing the layout is a further modern shower room, which serves the second bedroom and visitors, so the apartment benefits from two contemporary shower rooms in total. Outside, the apartment comes with allocated off road parking, and its location is particularly convenient, being just a short walk from both of Peterborough's local hospitals, which will appeal to healthcare professionals and tenants alike. Offering excellent flexibility for investors, there are a total of six flats available at Appleby House, and the building can also be sold as a whole block to an investor if desired, presenting a rare and exciting opportunity.

Entrance Hall
0.86 x 1.85 (2'9" x 6'0")

Utility Room
2.50 x 0.89 (8'2" x 2'11")

Kitchen/Living/Dining Area
4.07 x 5.07 (13'4" x 16'7")

Master Bedroom
3.91 x 2.37 (12'9" x 7'9")

En-Suite To Master Bedroom
1.90 x 1.29 (6'2" x 4'2")

Bedroom Two
3.14 x 3.33 (10'3" x 10'11")

Shower Room
1.68 x 1.68 (5'6" x 5'6")

EPC - C
78/78

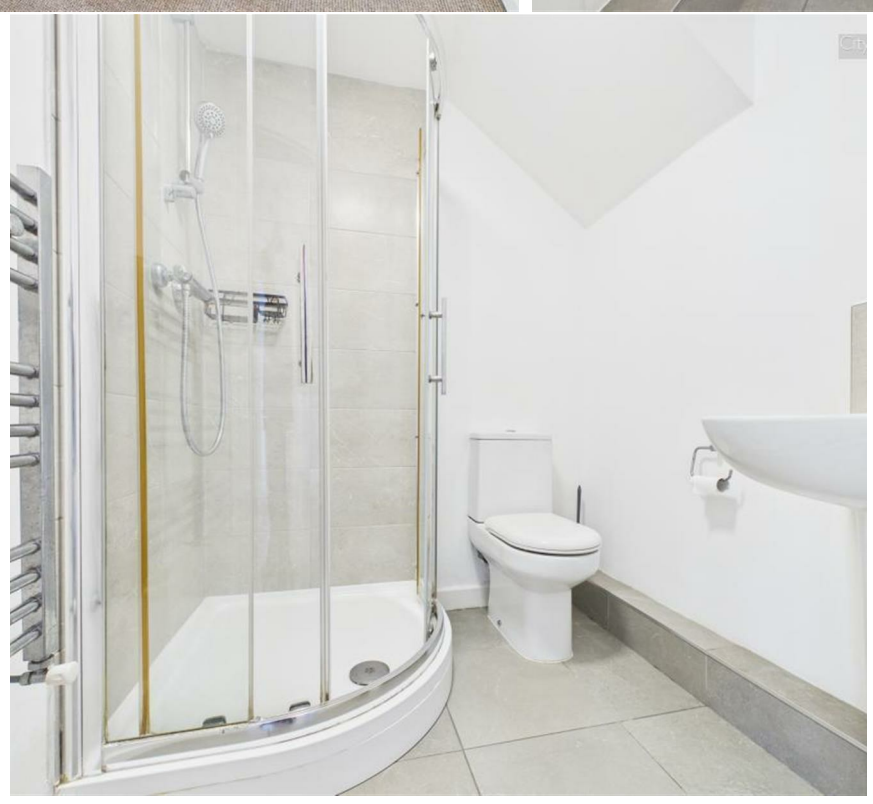














Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 239 years
Ground rent £150 per annum
Service charge approx £1000 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 (answer yes if there are restrictions, eg does not allow pets): 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 Allocated Space, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Excellent, 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