

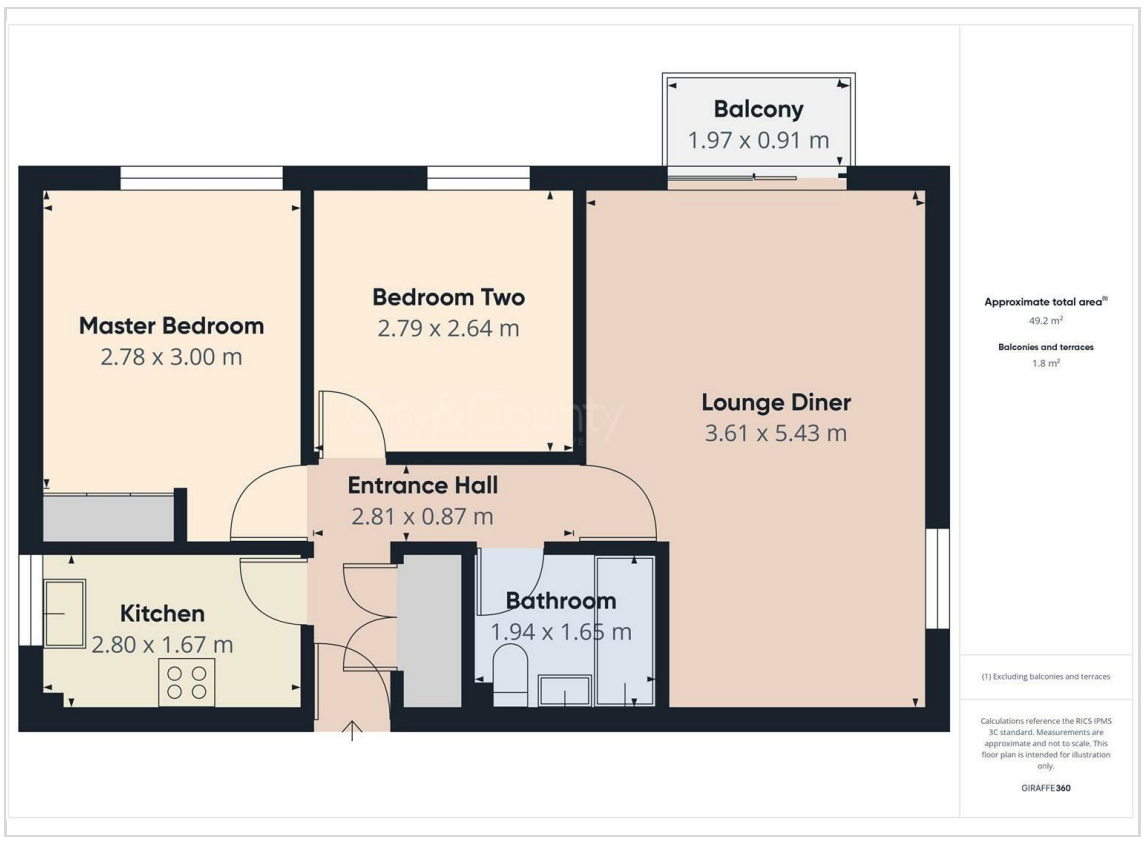
Viersen Platz

Peterborough, PE1 1ES

Offers In Excess Of £115,000 - Leasehold, Tax Band - C

2 | | | C

Floor Plan



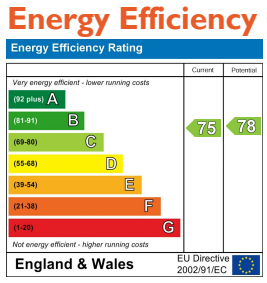
Area Map



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.

Viersen Platz

Peterborough, PE1 1ES

Located in the heart of Peterborough city centre, this attractive top floor apartment at Viersen Platz offers stylish riverside living within walking distance of the train station, with direct fast links to London Kings Cross. Featuring a private balcony with river views, modern interiors, and allocated off-street parking, this property is perfectly suited to first-time buyers or investors looking for a contemporary home in a prime, convenient location.

Set within the heart of Peterborough's vibrant city centre, this stylish top floor apartment at Viersen Platz offers contemporary living with the added benefit of serene river views and the convenience of being just a short stroll from Peterborough train station, providing direct links to London Kings Cross in under an hour. The property opens into a welcoming entrance hall, leading through to a bright and spacious lounge diner, perfectly designed for modern living and entertaining, with direct access to a private balcony overlooking the river – an ideal spot to relax and unwind. The separate kitchen is well-appointed with modern fittings and ample workspace, making it both functional and inviting. There are two comfortable bedrooms, including a generous master bedroom, both offering a peaceful retreat from the bustle of the city, along with a well-presented bathroom featuring a contemporary suite. The apartment further benefits from an allocated off-street parking space, ensuring convenience for residents. With its prime location, appealing layout, and picturesque views, this apartment represents an excellent opportunity for first-time buyers or investors seeking a property in a sought-after riverside development close to all amenities and transport links.

Entrance Hall
2.81 x 0.87 (9'2" x 2'10")

Lounge Diner
3.61 x 5.43 (11'10" x 17'9")

Balcony
1.97 x 0.91 (6'5" x 2'11")

Kitchen
2.80 x 1.67 (9'2" x 5'5")

Master Bedroom
2.78 x 3.00 (9'1" x 9'10")

Bathroom
1.94 x 1.65 (6'4" x 5'4")

Bedroom Two
2.79 x 2.64 (9'1" x 8'7")

EPC - C
75/78

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 - 89 years
Ground rent £160 per annum
Service charge £2085.66 per annum

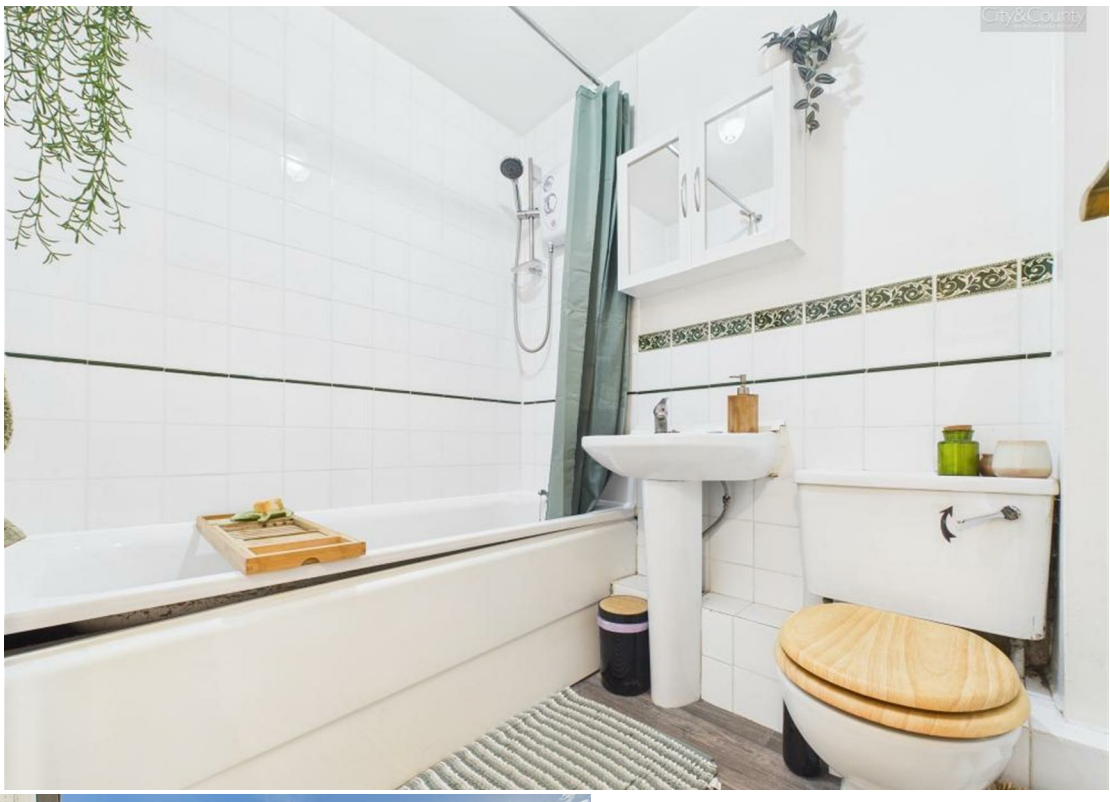
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a



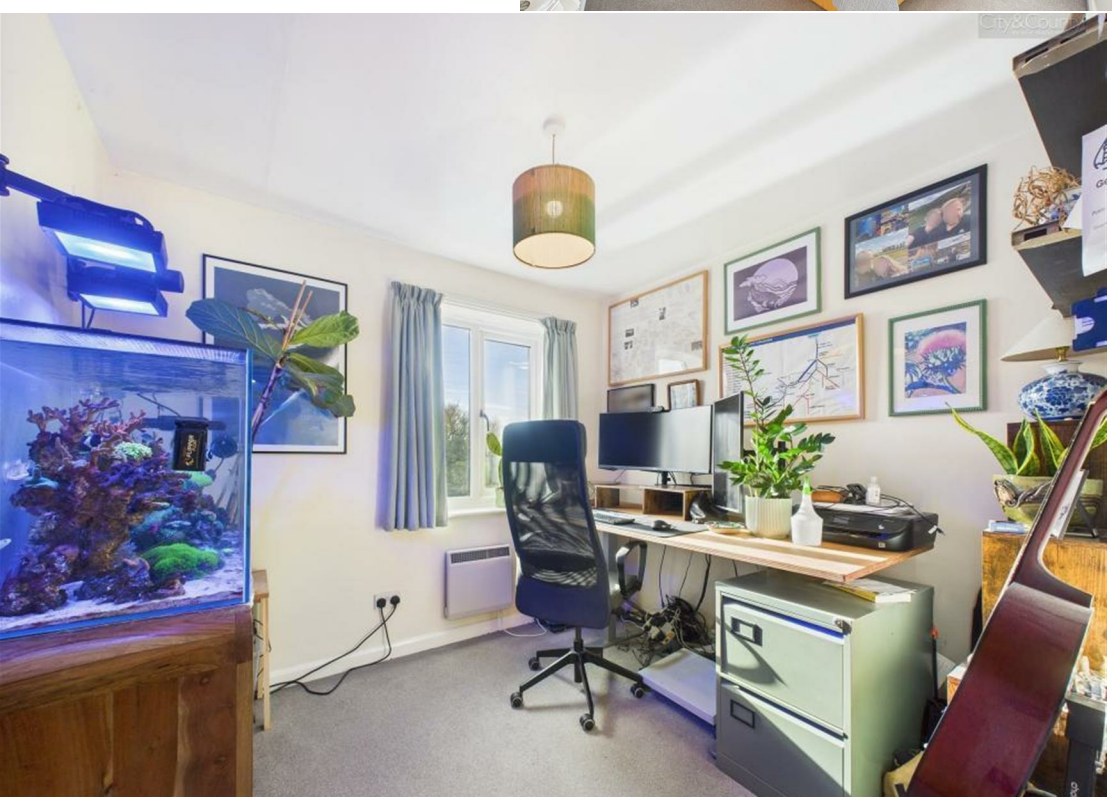


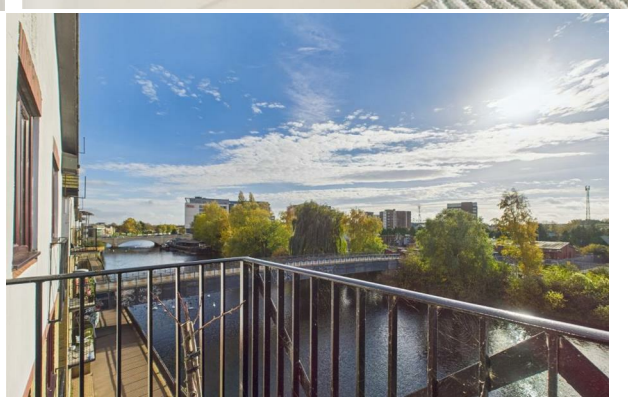














Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: Yes
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters
Internet connection: Cable
Internet Speed: up to 1000Mbps
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.





