

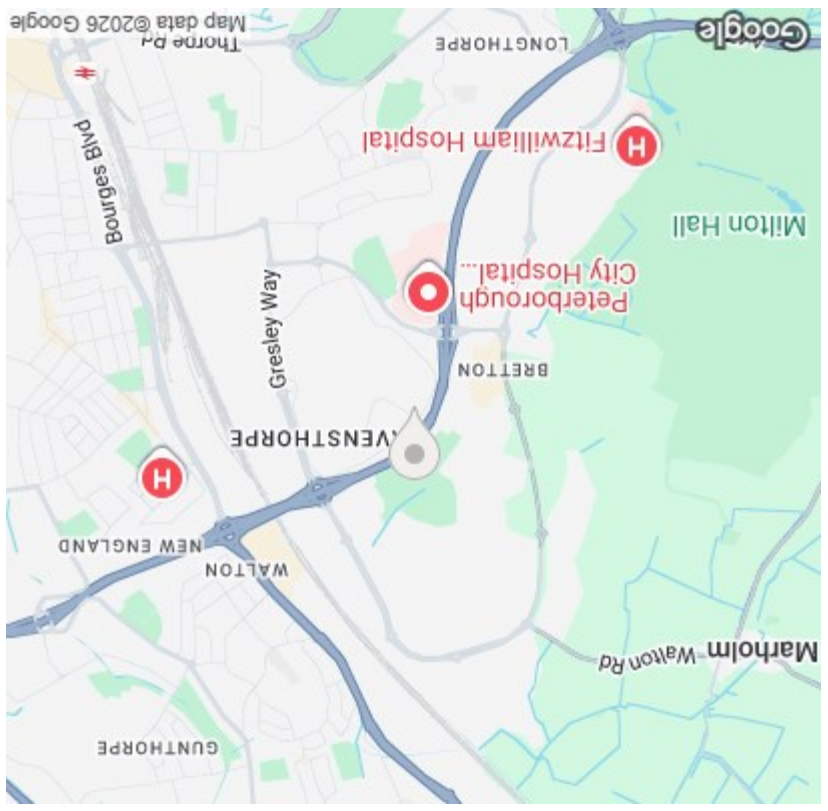
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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.

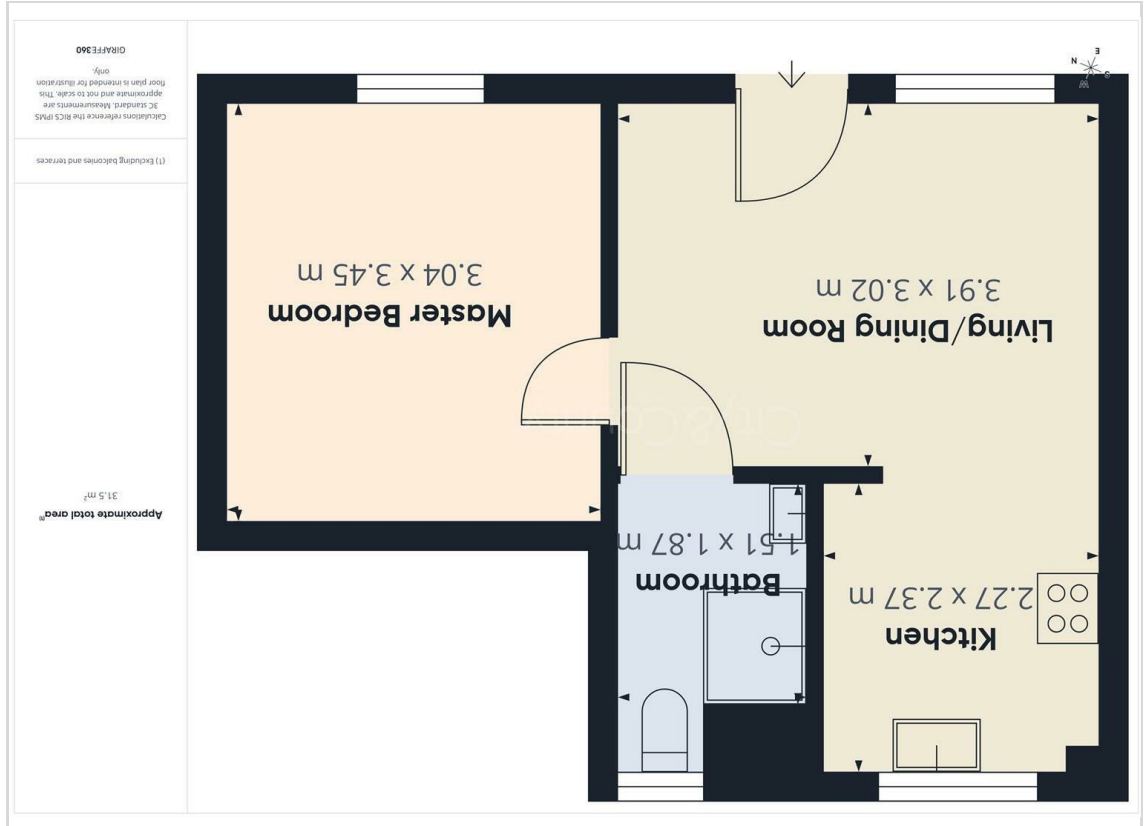
| Energy Efficiency Rating | |
|--------------------------|--|
| Current Rating | Very Energy Efficient - lower energy costs |
| A | 79-100 |
| B | 69-78 |
| C | 59-68 |
| D | 49-58 |
| E | 39-48 |
| F | 29-38 |
| G | 1-28 |

EU Directive 2002/91/EC
 For energy ratings - higher energy costs

Energy Efficiency Graph



Area Map

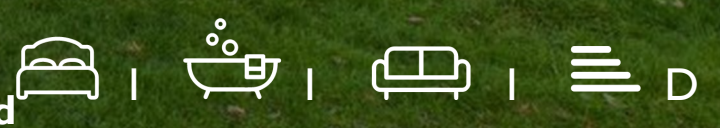


Floor Plan



White Cross
 Ravensthorpe, Peterborough, PE3 7LP

Guide Price £85,000 - Leasehold - Share of Freehold , Tax Band



White Cross

Ravensthorpe, Peterborough, PE3 7LP

A modern and well-maintained ground floor maisonette located in the popular White Cross area of Ravensthorpe, Peterborough, this property is offered to the market vacant and with no forward chain following a recent tenancy. Benefitting from its own private entrance, a private garden, and a fresh 999-year lease on completion, it represents an ideal opportunity for first-time buyers or investors seeking a low-maintenance, long-term purchase in a convenient residential setting.

This well-presented ground floor maisonette is situated within the popular White Cross development in Ravensthorpe, Peterborough, and has become vacant following the conclusion of a tenancy, now being offered for sale with no forward chain, making for a smooth and straightforward purchase. Accessed via its own private entrance, the property opens into a welcoming living and dining room which forms the central hub of the home, offering a comfortable and versatile space for everyday living and entertaining, with natural light enhancing the modern finish throughout. Leading from here is a separate, well-appointed kitchen, thoughtfully arranged to maximise storage and worktop space while remaining open and practical for day-to-day use. An inner hallway connects the living area to a contemporary bathroom, fitted to a clean, modern standard, and onward to the master bedroom, which is positioned to provide a sense of privacy and calm, comfortably accommodating bedroom furniture and benefitting from a pleasant outlook. Externally, the property enjoys the advantage of a private garden, ideal for relaxing, entertaining, or adding further appeal for tenants. Presented to a modern standard throughout, this maisonette is perfectly suited to first-time buyers seeking an accessible step onto the property ladder, as well as investors looking for a ready-to-go addition to their portfolio. The property will be sold with a fresh 999-year lease, offering long-term peace of mind and excellent security for the future owner.

Living/Dining Room
3.91 x 3.02 (12'9" x 9'10")

Kitchen
2.27 x 2.37 (7'5" x 7'9")

Bathroom
1.51 x 1.87 (4'11" x 6'1")

Master Bedroom
3.04 x 3.45 (9'11" x 11'3")

EPC - D
67/76

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 - On completion, the buyer will be granted a new 999-year lease.

Ground rent: Peppercorn
Service charge: Payable when maintenance is required.

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: Street Parking Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, 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.

