



Berridge Place

West Town, Peterborough, PE3 6BJ

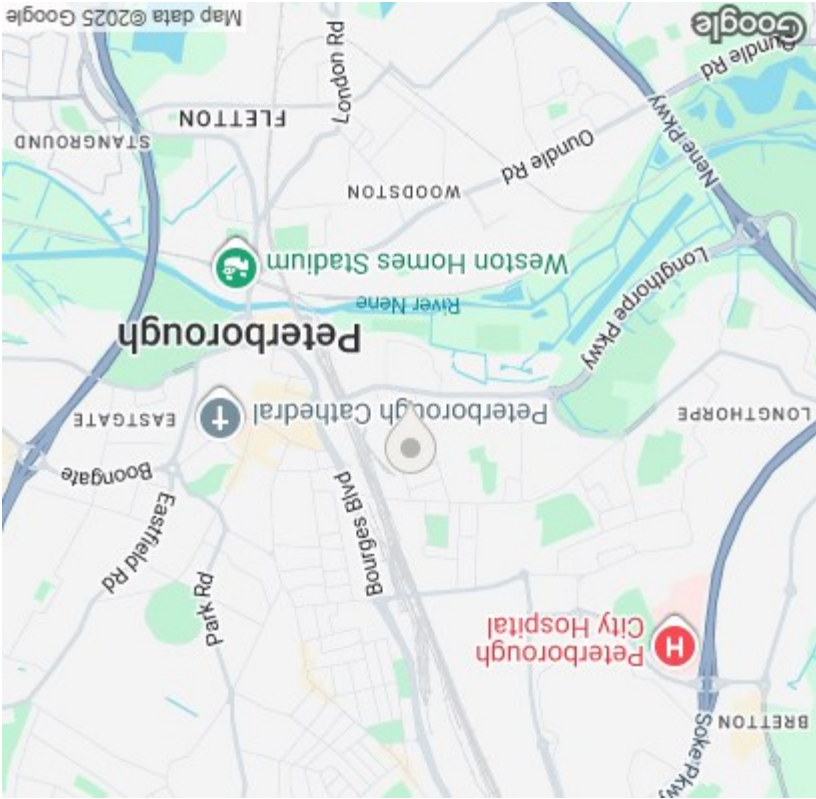
Guide Price £160,000 - Leasehold , Tax Band - B



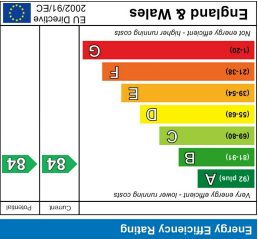
Floor Plan



Area Map



Energy Efficiency Graph



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

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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-area/>

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6BJ

*** Guide Price £160,000 - £170,000 ***

Located in the heart of Peterborough, Berridge Place offers a stylish one-bedroom third floor apartment that's perfect for first-time buyers or investors. With no forward chain and presented in a modern condition throughout, this home features a bright and airy open-plan living space, ideal for contemporary living. Residents benefit from an allocated parking space as well as access to well-maintained communal gardens. Positioned within easy walking distance of Peterborough City Centre, the train station, and the shopping centre, the property combines convenience with comfort, making it a fantastic opportunity not to be missed.

This beautifully presented one-bedroom apartment at Berridge Place, Peterborough, offers a modern and well-designed living space in a highly sought-after city centre location. Situated on the third floor, the property welcomes you into a generous entrance hall that sets the tone for the contemporary finish throughout. From here, you step into a spacious open-plan lounge, kitchen and dining area, filled with natural light from its distinctive bay-style window, creating a bright and inviting atmosphere ideal for both relaxing and entertaining. The master bedroom is impressively sized, offering ample space for furnishings while maintaining a calm and comfortable retreat. A modern shower room completes the accommodation, finished to a high standard and conveniently positioned just off the hall. Practical benefits include an allocated parking space and access to well-maintained communal gardens, providing outdoor space to enjoy in a private and secure setting. With no forward chain, this property is an ideal choice for first-time buyers or investors seeking a ready-to-move-into home. Perfectly placed within walking distance of Peterborough's vibrant city centre, the train station, and Queensgate shopping centre, this apartment combines stylish modern living with unbeatable convenience.

Entrance Hall
2.87 x 3.45 (9'4" x 11'3")
Lounge/Kitchen/Diner
5.81 x 4.53 (19'0" x 14'10")

Master Bedroom
4.53 x 4.03 (14'10" x 13'2")

Shower Room
2.14 x 2.71 (7'0" x 8'10")

EPC - B
84/84

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 - 117 years
Ground rent and service charge combined £1299 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: Communal Car Park Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
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.