



Water End, Thorpe Meadows Peterborough PE3 6GQ

welcome to

Water End, Thorpe Meadows Peterborough

Situated on Thorpe Road, we are pleased to offer this 2-bedroom ground floor apartment with En Suite to master, Balcony overlooking pretty communal gardens. It is ideally situated for commuters with an easy walk to Peterborough train station with its fast rail links to Kings Cross.



" Executive 2-bedroom ground floor apartment" Pleased to offer this 2-bedroom apartment off Thorpe Road Peterborough. The property boasts Master Bedroom with en suite, Bedroom 2, 3-piece Bathroom, Living Dining Room with patio doors and Balcony overlooking the gardens and modern Kitchen. Whilst in need of a redecoration and updating, this is a rare opportunity and offers easy access to Peterborough City. Being sold with no onward chain.

Master Bedroom

Bedroom 2

Bathroom

Living Dining Room

Kitchen



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Water End, Thorpe Meadows Peterborough

- 2 Bedroom ground floor Apartment off Thorpe Road Peterborough
- En suite to the master bedroom
- Balcony off the Living Dining Room
- Parking
- Easy access to Train Station with its fast links to London

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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Property Ref:
PCG123069 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk