



**Apartment 5 Lincoln Road, Peterborough PE1 2SH**

**welcome to**

## **Apartment 5 Lincoln Road, Peterborough**

" Ideal City Centre Apartment for 1st time buyer or Buy to Let investor" Pleased to offer this well-presented Apartment which boasts a modern fully fitted Kitchen with appliances, Double Bedroom with en-suite, 3-piece Bathroom and dual aspect Living Room. It also has the advantage of gas Central heating and Hob. This top floor Apartment is near the city and with no onward Chain, offers a 989-year lease and option to be on the Management team. Viewings are highly recommended.



**Master Bedroom**

Good size double with en suite, door to the fire stairs

**Bathroom**

3-piece bathroom, with heated radiator

**Living Dining Room**

dual aspect windows

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dual aspect windows

**Agents Note:**

We are advised that the title is being updated to sole ownership. These details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

**Kitchen**

Fully fitted, integrated appliances

**Agents Note:**

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of Companies.



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## **Apartment 5 Lincoln Road, Peterborough**

- Well presented 1 Bedroom city Apartment with, Ensuite to the Master Bedroom
- Gas central Heating and Hob
- Fully fitted Kitchen with Integrated Appliances
- Allocated Parking
- 989 year lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 4000.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Mar 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PCG123404 - 0004

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.



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