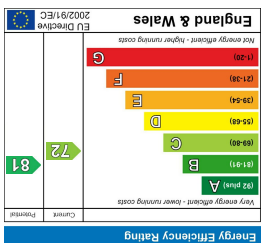


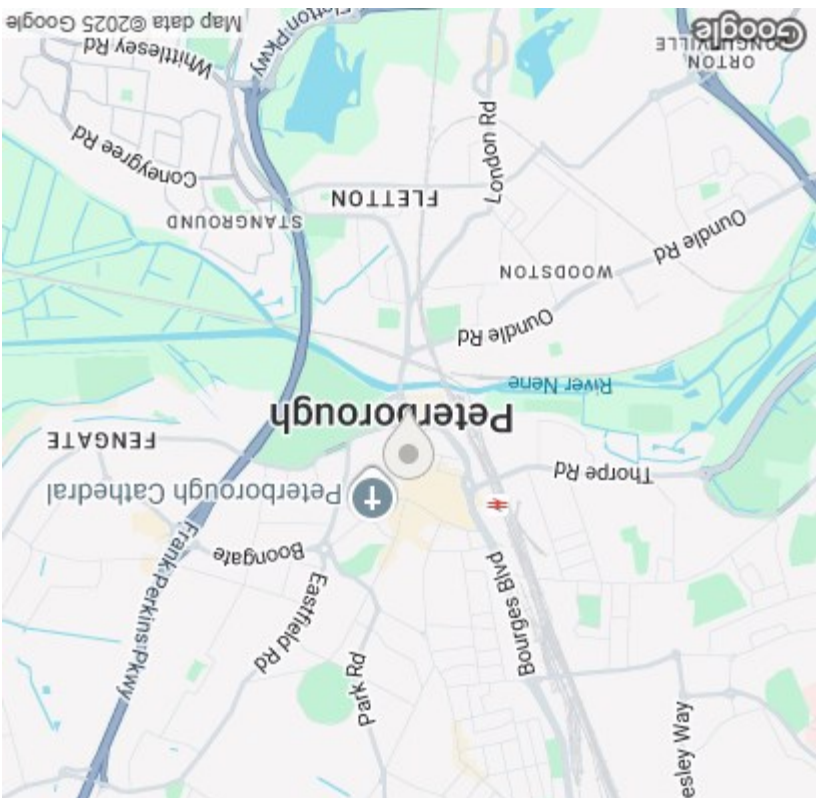
PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/>

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



## Energy Efficiency Graph



## Area Map



## Floor Plan





Viersen Platz  
Peterborough, PE1 1ER

\*\* Guide Price £120,000 - £130,000 \*\*

Situated in the popular Burlington House at Viersen Platz, this beautifully updated third-floor apartment combines modern living with an unbeatable City Centre location. Immaculately presented and ready to move straight into, it offers stylish, low-maintenance accommodation ideal for professionals, first-time buyers, or investors alike.

Located on the third floor of Burlington House in the heart of Peterborough City Centre, this stylish apartment offers a superb balance of modern comfort and city convenience. Having undergone a comprehensive scheme of improvements during its current ownership—including a new kitchen, shower room, flooring, heating, and windows—it is presented in excellent condition and ready for immediate occupation. The accommodation comprises an entrance hall leading through to a central hallway, providing access to two well-proportioned bedrooms and a contemporary shower room. The heart of the home is the impressive open-plan kitchen and living area, a bright and versatile space ideal for both relaxation and entertaining. Offered for sale with no forward chain, this property represents an excellent opportunity for first-time buyers, professionals, or investors seeking a turnkey city apartment in a prime location.

**Entrance Hall**  
0.95 x 2.68 (3'1" x 8'9")

**Hallway**  
3.30 x 0.86 (10'9" x 2'9")

**Kitchen/Living Area**  
5.73 x 5.48 (18'9" x 17'11")

**Master Bedroom**  
3.25 x 2.68 (10'7" x 8'9")

**Shower Room**  
1.96 x 1.69 (6'5" x 5'6")

**Bedroom Two**  
2.75 x 2.68 (9'0" x 8'9")

**EPC - C**  
72/81

**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 - 85 years  
Ground rent £250 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: No  
Listed building: No  
Permitted development: Yes  
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: 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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

