

Geneva House Park Road, Peterborough PE1 2UX

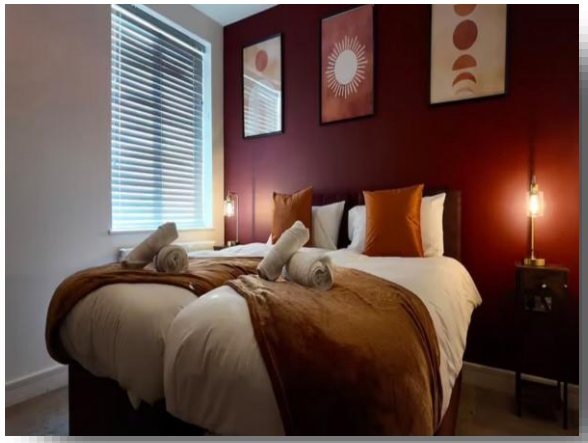
william h brown

welcome to

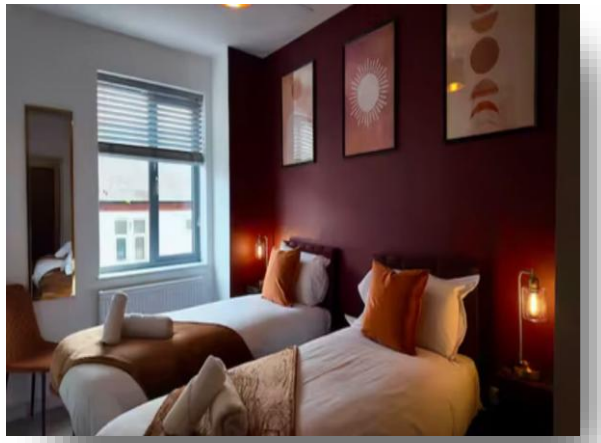
Geneva House Park Road, Peterborough

Located within easy reach of Peterborough city centre, the railway station, local amenities and transport links, this apartment is ideally positioned for professionals, commuters and visitors alike. Whether you're looking for a high-quality home or an investment with proven earning potential.

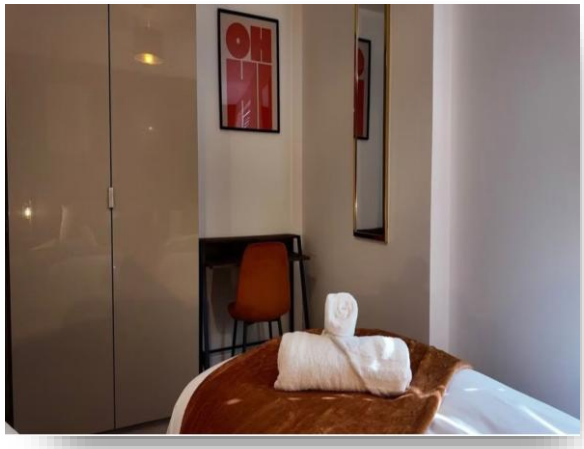












Agents Note
For marketing purposes, the Council Tax band has been recorded as 'deleted'. A Council Tax band is not recorded on the register, please make enquiries with the Local Authority.

Situated within the popular Geneva House development, this immaculately presented one-bedroom apartment offers a unique opportunity for both owner-occupiers and investors alike. Currently operating as a successful Airbnb business, the property is being offered with the existing short-term letting setup included, allowing a purchaser to benefit from an established income-generating opportunity.

Finished to an exceptional standard throughout, the apartment boasts modern and stylish accommodation ready to move straight into. The well-proportioned layout features a bright and welcoming living space, a contemporary kitchen, a generous double bedroom, and a well-appointed bathroom. The property has been meticulously maintained and is presented in truly turnkey condition.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Geneva House Park Road, Peterborough

- Immaculate one-bedroom apartment
- Successful Airbnb business currently in operation
- Existing Airbnb setup included within the sale
- Spacious open-plan living accommodation
- Walking distance to the city centre and railway station
- Excellent investment opportunity

Tenure: Leasehold EPC Rating: C
Council Tax Band: Deleted Service Charge: 3103.68
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122056

The Property Ombudsman

Property Ref:
PCG122056 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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