



#### 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. The copyright of all details, photographs and floorplans remain exclusive to City & County.

**Earl Spencer Court, Peterborough, PE2 9PQ**  
**£875 Per Calendar Month**

# Earl Spencer Court, Peterborough, PE2 9PQ

Welcome to this beautifully presented ground floor flat located in the desirable Earl Spencer Court, Peterborough.

This charming property boasts a generous amount of living space, making it an ideal choice for individuals or small families seeking comfort and convenience. Inside, you will find a spacious living and dining area, a separate kitchen, two well-sized bedrooms, each with ample storage and shower room. Additionally, this property includes the benefit of one off-street parking space.

Earl Spencer Court offers easy access to local amenities and transport links. Do not miss the chance to make this delightful property your new home.

Council tax band A. EPC rating C. A holding deposit of £201.00 is taken on application and then deducted from the first months rent. Security deposit £1,009.00.

