



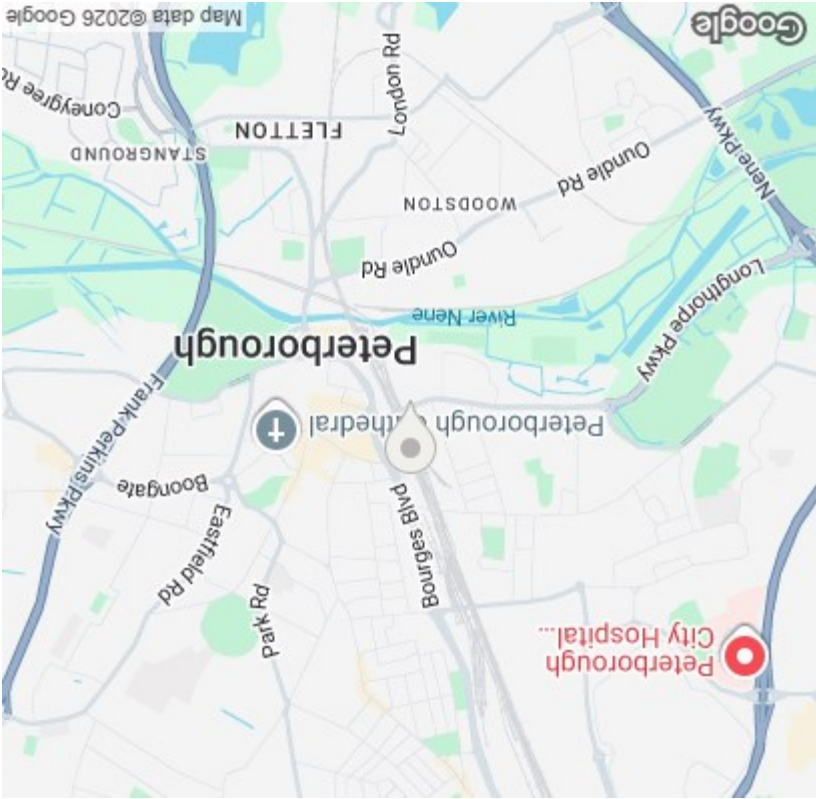
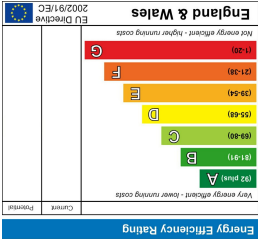
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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 guarantees. 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. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

11 Thorpe Road
Peterborough, PE3 6AB

A rare opportunity to acquire a fully converted, ready-made serviced accommodation investment on the ever-popular Thorpe Road, just a short walk from Peterborough Train Station and its direct rail links to London King's Cross in around 45 minutes. Comprising four beautifully refurbished, self-contained units finished to an exceptionally high standard throughout, this turn-key property also benefits from a rear laundry room, generous off-road parking, and further parking to the rear via side vehicular access — offering a fantastic, hassle-free investment for the discerning buyer.

A rare and exciting opportunity has arrived on the market: a fully converted and beautifully refurbished building comprising four self-contained serviced accommodation units, ideally positioned on the highly sought-after Thorpe Road and just a short stroll from Peterborough Train Station, offering direct rail links into London King's Cross in approximately 45 minutes, making this an outstanding proposition for investors seeking strong rental demand from both business and leisure travellers. Stepping through the front door, you are welcomed into a bright and practical entrance hall which leads directly into Flat 1, a thoughtfully designed self-contained unit comprising a generous open-plan kitchen and living area finished with a fully fitted high-spec kitchen, complemented by a comfortable bedroom and a sleek en-suite shower room; from the entrance hall, a staircase rises to Flat 2, another beautifully appointed unit featuring an impressive open-plan kitchen, living and sleeping space along with its own stylish en-suite, making excellent use of the upper floor. To the other side of the building, a second entrance hall serves Flat 3, mirroring the high standard set throughout with its own open-plan kitchen/living room, complete with a fully fitted high-spec kitchen, a well-proportioned bedroom and en-suite shower room, while a landing and staircase lead up to Flat 4, offering a fantastic open-plan kitchen, living and sleeping area alongside a smartly finished bathroom, completing this superb collection of four turn-key units. Beyond the accommodation itself, the property benefits from a laundry room attached to the rear, ideal for the smooth day-to-day running of a serviced accommodation business, while outside the plot is particularly generous, offering ample off-road parking to the front as well as separate vehicular access to the side of the property leading through to the rear garden, which is currently also used as further parking, providing excellent flexibility and convenience for guests and owners alike. There is also the possibility for the property to be sold fully furnished, subject to separate negotiation, offering a genuinely seamless, ready-to-let opportunity for the right buyer; however, given the exceptional quality and finish of the refurbishment throughout, this is truly a property that must be viewed in person to be fully appreciated.

Entrance Hall
1.68 x 7.15 (5'6" x 23'5")

Flat One - Kitchen/Living Area
4.01 x 4.18 (13'1" x 13'8")

Flat One - Bedroom
3.96 x 4.16 (12'11" x 13'7")

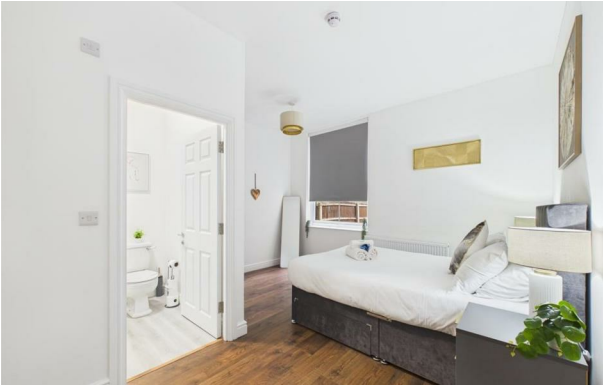
Flat One - En-Suite
1.68 x 1.68 (5'6" x 5'6")

Flat Two - Kitchen/Living Room/Bedroom
3.63 x 6.59 (11'10" x 21'7")

Flat Two - En-Suite
1.79 x 1.80 (5'10" x 5'10")

Landing
1.95 x 4.25 (6'4" x 13'11")

Flat Three - Kitchen/Living Area
6.13 x 4.19 (20'1" x 13'8")



Flat Three - Bedroom
3.99 x 4.19 (13'1" x 13'8")

Flat Three - En-Suite
1.68 x 1.69 (5'6" x 5'6")

Flat Four - Entrance Hall
0.90 x 1.76 (2'11" x 5'9")

Flat Four - Kitchen/Living Room/Bedroom

Flat Four Bathroom
2.60 x 1.84 (8'6" x 6'0")

EPC
Flat 1 - D65/76, Flat 2 - D 64/73, Flat 3 - C 70/76, Flat 4 - C 71/76

Tenure - Freehold

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 (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
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: Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: TBC
Mobile Coverage: TBC

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

