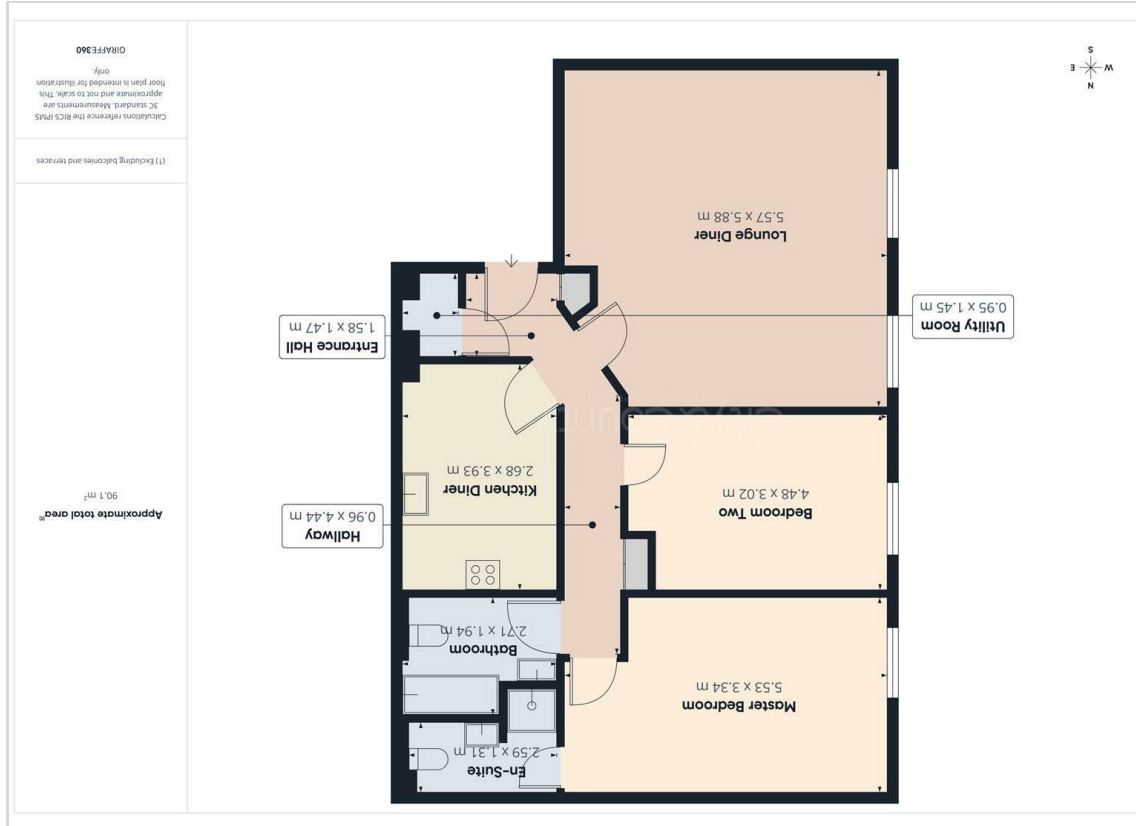
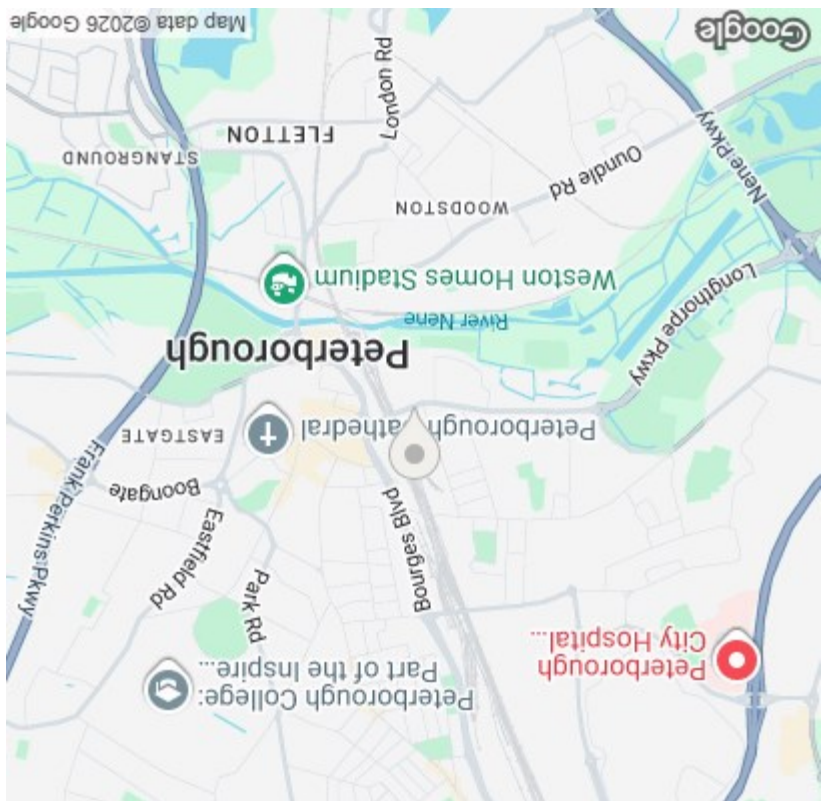
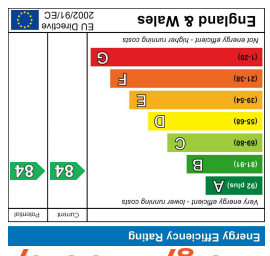


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.

**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.



# Thorpe Road

Peterborough, PE3 6JH

A beautifully presented two double bedroom luxury apartment, offered to the market with no forward chain. Jubilee Mansions is a sought-after development along Thorpe Road, within easy walking distance of Peterborough City Centre and train station. The property boasts a spacious open plan living and dining area, ideal for relaxing or entertaining. There's a modern fitted kitchen, a family bathroom, and a master bedroom featuring an en-suite shower room. Residents benefit from lift access, an abundance of parking spaces, and a communal garden perfect for social gatherings. An ideal choice for first-time buyers or those looking to downsize.

The property is located on the second floor of this well-maintained development and is accessed via a secure communal entrance with lift access. Inside, the apartment opens into a welcoming entrance hall leading through to a generous open plan living and dining area filled with natural light. The adjoining kitchen is fitted with a range of contemporary units and integrated appliances, creating a practical and stylish space for cooking and entertaining. There are two well-proportioned double bedrooms, with the master bedroom benefitting from a private en-suite shower room. A modern family bathroom serves the second bedroom and guests, complete with a bath, wash hand basin, and WC. Externally, residents can enjoy beautifully maintained communal gardens, ideal for outdoor entertaining or relaxation. The property also provides excellent parking provision with multiple spaces available. Jubilee Mansions is perfectly positioned within walking distance of the city centre, train station, and a wealth of local amenities, making it a superb and convenient home for professionals, first-time buyers, or downsizers alike.

**Entrance Hall**  
1.58 x 1.47 (5'2" x 4'9")

**Lounge Diner**  
5.57 x 5.88 (18'3" x 19'3")

**Utility Room**  
0.95 x 1.56 (3'1" x 5'1")

**Kitchen Diner**  
2.68 x 3.93 (8'9" x 12'10")

**Hallway**  
0.96 x 4.44 (3'1" x 14'6")

**Master Bedroom**  
5.53 x 3.34 (18'1" x 10'11")

**En-Suite To Master Bedroom**  
2.59 x 1.31 (8'5" x 4'3")

**Bedroom Two**  
4.48 x 3.02 (14'8" x 9'10")

**Bathroom**  
2.71 x 1.94 (8'10" x 6'4")

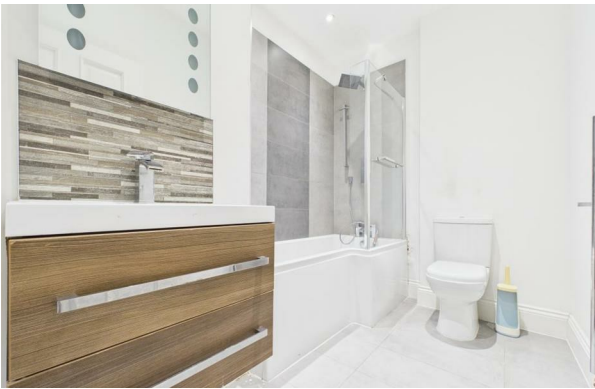
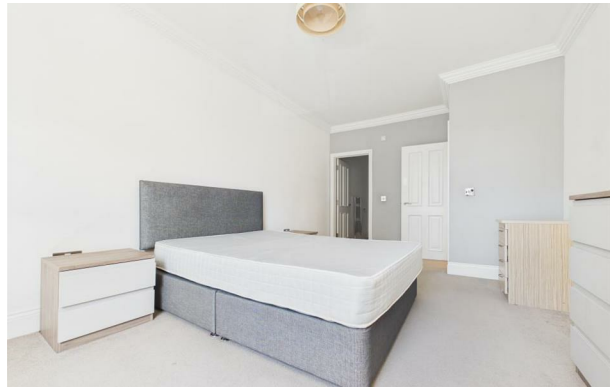
**EPC - B**  
84/84

### 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 - upon completion of a sale the lease will have been extended to 999 years of which solicitors will deal with.

Ground rent £150 per annum  
Service charge £1900 per annum



### IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: Lift Access
- 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: TBC
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: Not Known
- Business from property NOT allowed: Not Known
- Property subletting: Not Known
- Tree preservation order: No
- Other: Not Known
- Right of way public: Not Known
- Right of way private: Not Known
- Registered easements: Not Known
- Shared driveway: Yes
- Third party loft access: Not Known
- Third party drain access: Not Known
- Other: Not Known
- Parking: Communal Car Park Allocated Space
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: TBC
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

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**

