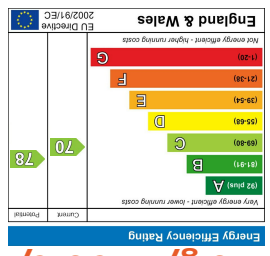


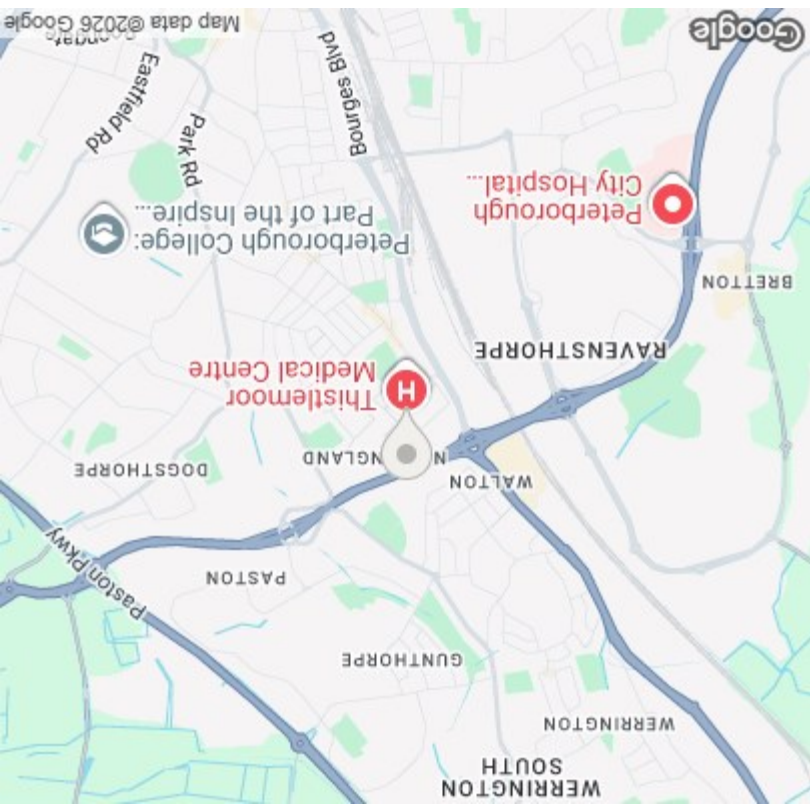
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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.

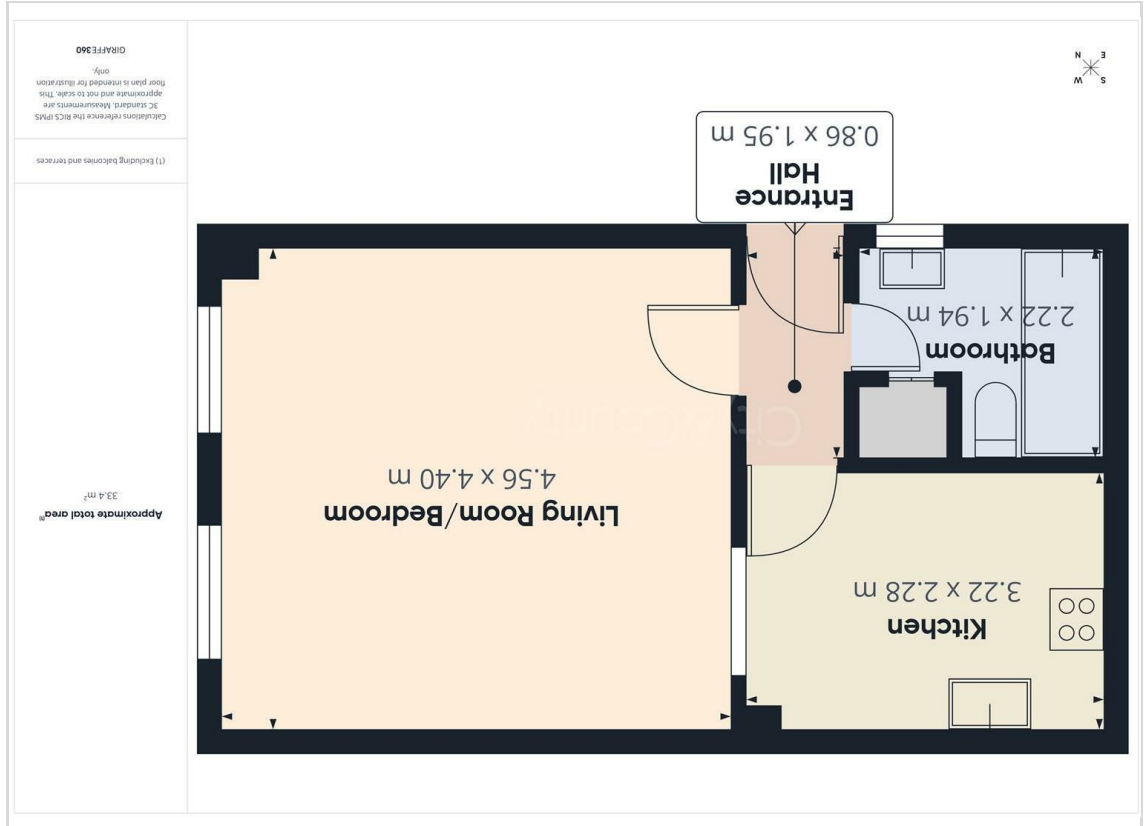
**Viewing**



**Energy Efficiency Graph**



**Area Map**

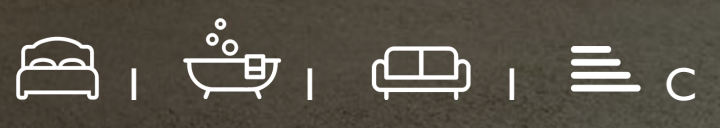


**Floor Plan**



**Cecil Pacey Court**  
Peterborough, PE1 3NJ

**Guide Price £45,000 - Leasehold , Tax Band - A**



## Cecil Pacey Court

Peterborough, PE1 3NJ

This self-contained ground floor studio apartment at Cecil Pacey Court offers a bright, practical living space within walking distance of local amenities, complete with a communal car park and a strong rental history. Currently achieving £625 pcm on a rolling tenancy—though available with vacant possession—it presents an excellent opportunity for both first-time buyers and investors seeking a low-maintenance, well-located property.

This well-presented, self-contained ground floor studio apartment in Cecil Pacey Court offers an excellent opportunity for both first-time buyers and investors, currently let on a rolling tenancy at £625 pcm yet available with vacant possession if required. On entering the property, you are welcomed into a practical entrance hallway that provides access to all accommodation and includes useful space for coats and shoes. To the left, the bathroom features a modern layout with a bathtub and overhead shower, W.C., and wash basin, while opposite sits a neatly arranged kitchen with worktop space, fitted units, and room for appliances, enjoying natural light from its window. The hallway then opens into the generous open-plan living room/bedroom, a bright and versatile space that comfortably accommodates both lounging and sleeping areas, with dual-aspect windows enhancing the natural light throughout the day. The apartment benefits from an external communal car park and is ideally positioned within walking distance of local shops, services, and transport links, making daily living both convenient and practical. With its strong rental history and appealing location, this property represents a superb option for those seeking an accessible first home or a reliable buy-to-let investment.

### AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (amsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

### Entrance Hall

0.86 x 1.95 (2'9" x 6'4")

### Living Room/Bedroom

4.56 x 4.40 (14'11" x 14'5")

### Kitchen

3.22 x 2.28 (10'6" x 7'5")

### Bathroom

2.22 x 1.94 (7'3" x 6'4")

### EPC - C

70/78



### 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 - 92 years

Ground rent £50 per annum

Service charge £984 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: 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: Communal Car Park No Allocated Space  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Electric 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.