

 2
  1
  1
  B

Unit 201

Approximate total area¹⁾ 62.3 m²

1) Excluding balconies and terraces

Calculations reference the RICS PAS 55 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ORAPTE 360

[illegible]

Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act 1991 (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, fittings 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, maps 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.

Merlin Drive

Fletton Quays, Peterborough, PE2 8UE

Offered with no forward chain, this beautifully presented two bedroom first floor luxury apartment is perfectly positioned in the heart of Peterborough City Centre, just a short walk from Peterborough Railway Station. Boasting a spacious open plan living area with integrated appliances, a private balcony with attractive views, underground parking and modern accommodation throughout, this property makes an ideal first time purchase, investment opportunity or convenient city base.

Situated within the sought after Clarkson House development, this stylish first floor apartment offers contemporary living in an exceptional city centre location. The accommodation comprises a welcoming entrance hall providing access to all rooms, a generous open plan kitchen and living room creating the perfect space for relaxing and entertaining, with a range of integrated appliances included and direct access onto a private balcony offering pleasant elevated views. There are two well proportioned double bedrooms, with the principal bedroom enjoying excellent space, alongside a modern three piece family bathroom. Further benefits include secure underground parking, no forward chain and a superb location within walking distance of Peterborough Railway Station, the city centre's wide range of shops, restaurants and leisure facilities, making this an excellent opportunity for first time buyers, commuters and investors alike.

Entrance Hall
3.17 x 1.48 (10'4" x 4'10")

Kitchen/Living/Dining Area
5.10 x 5.99 (16'8" x 19'7")

Master Bedroom
4.73 x 2.75 (15'6" x 9'0")

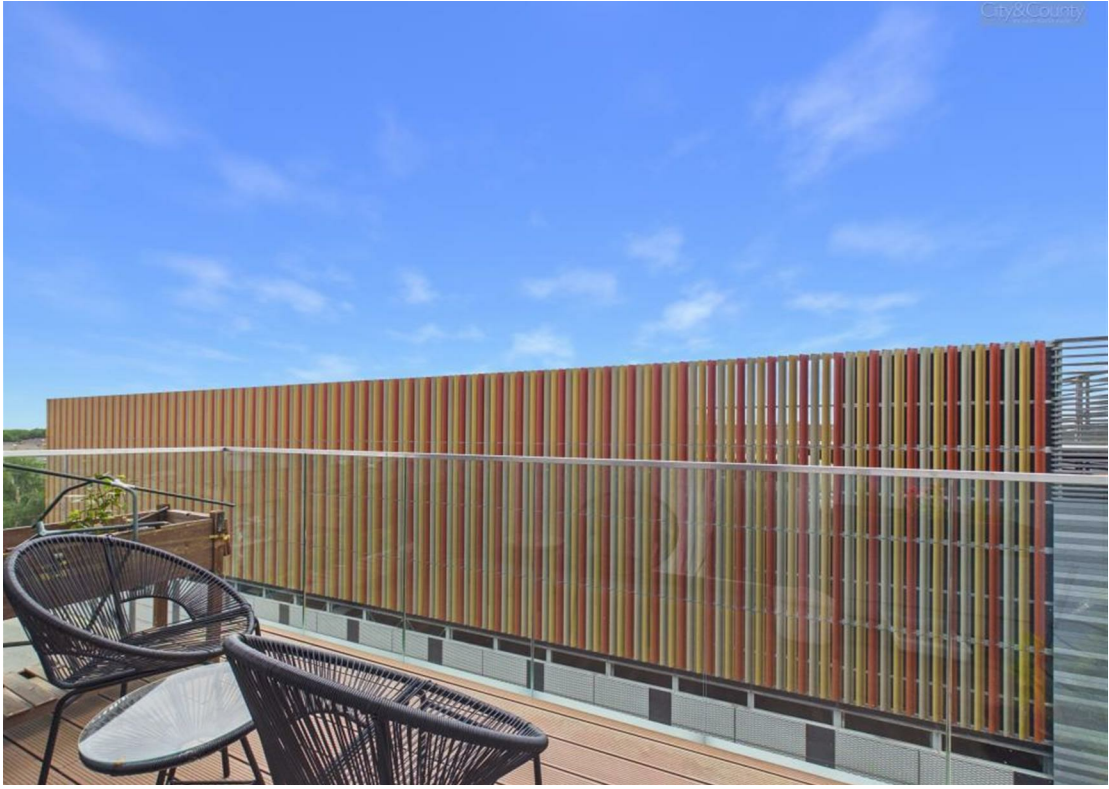
Bathroom
2.36 x 1.71 (7'8" x 5'7")

Bedroom Two
2.75 x 3.76 (9'0" x 12'4")

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 - 991 years
Ground rent £140 per annum
Service charge £1200 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 (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: Underground Parking - Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
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

