

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.

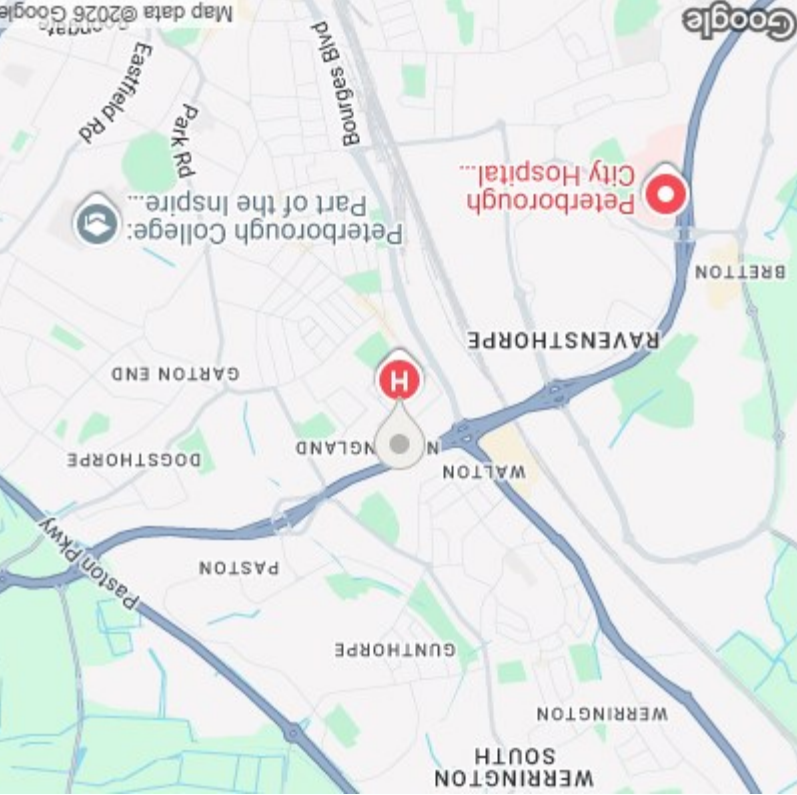
A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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.

Energy Efficiency Rating	
Current	Potential
A (79-91)	A (79-91)
B (69-78)	B (69-78)
C (59-68)	C (59-68)
D (49-58)	D (49-58)
E (39-48)	E (39-48)
F (29-38)	F (29-38)
G (1-28)	G (1-28)

England & Wales
 EPC Rating
 2020/1/1

Energy Efficiency Graph



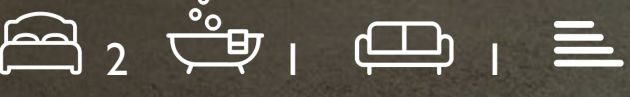
Area Map



Floor Plan



Cecil Pacey Court
 PE1 3NJ
£100,000 - Leasehold , Tax Band - A



Cecil Pacey Court

PEI 3NJ

A well-presented two bedroom first floor apartment situated at Cecil Pacey Court, within easy reach of Peterborough City Centre and Brotherhood Retail Park. The property benefits from a modern kitchen and bathroom, two double bedrooms, and ample communal parking to the rear. Offered to the market with no forward chain, an internal viewing is highly recommended.

Offered to the market with no forward chain, this well-presented first floor apartment at Cecil Pacey Court presents an excellent opportunity for buyers seeking a stylish and convenient home within easy reach of Peterborough City Centre and the popular Brotherhood Retail Park. Upon entering the property, you are welcomed by a generous entrance hall which sets the tone for the rest of the apartment, providing access to all principal rooms and offering a practical and inviting introduction to the home. The spacious living and dining room is a real highlight, enjoying an open and airy feel that makes it ideal for both relaxing and entertaining. The modern kitchen is thoughtfully designed and well-equipped, perfectly complementing the contemporary feel of the property throughout. A well-appointed bathroom serves the apartment and has been finished to a modern standard, featuring a clean and fresh aesthetic. The apartment boasts two comfortable double bedrooms, with the master bedroom offering a generous footprint and the second bedroom providing a versatile space equally suited as a guest room, home office, or children's room. Further benefits include ample communal parking conveniently situated to the rear of the building, ensuring residents enjoy ease of access without the stress of street parking. Whether you are a first-time buyer, downsizer, or investor, this apartment truly deserves an internal viewing to fully appreciate everything it has to offer.

Entrance Hall
4.15 x 1.07 (13'7" x 3'6")

Living/Dining Room
2.92 x 4.45 (9'6" x 14'7")

Kitchen
1.61 x 3.26 (5'3" x 10'8")

Master Bedroom
3.16 x 3.24 (10'4" x 10'7")

Bathroom
1.46 x 3.23 (4'9" x 10'7")

Bedroom Two
3.95 x 2.08 (12'11" x 6'9")

EPC - B
85/85

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 - 89 years
Ground rent £50 per annum
Service charge £122.63 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: Not Known
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: No
Right of way private: No
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: Not Known
Parking: Communal Car Park No Allocated Space, Disabled Parking Available, Off Street Parking, Residents Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters, Night Storage Heaters
Internet connection: Fttp
Internet Speed: up to 5500Mbps
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