



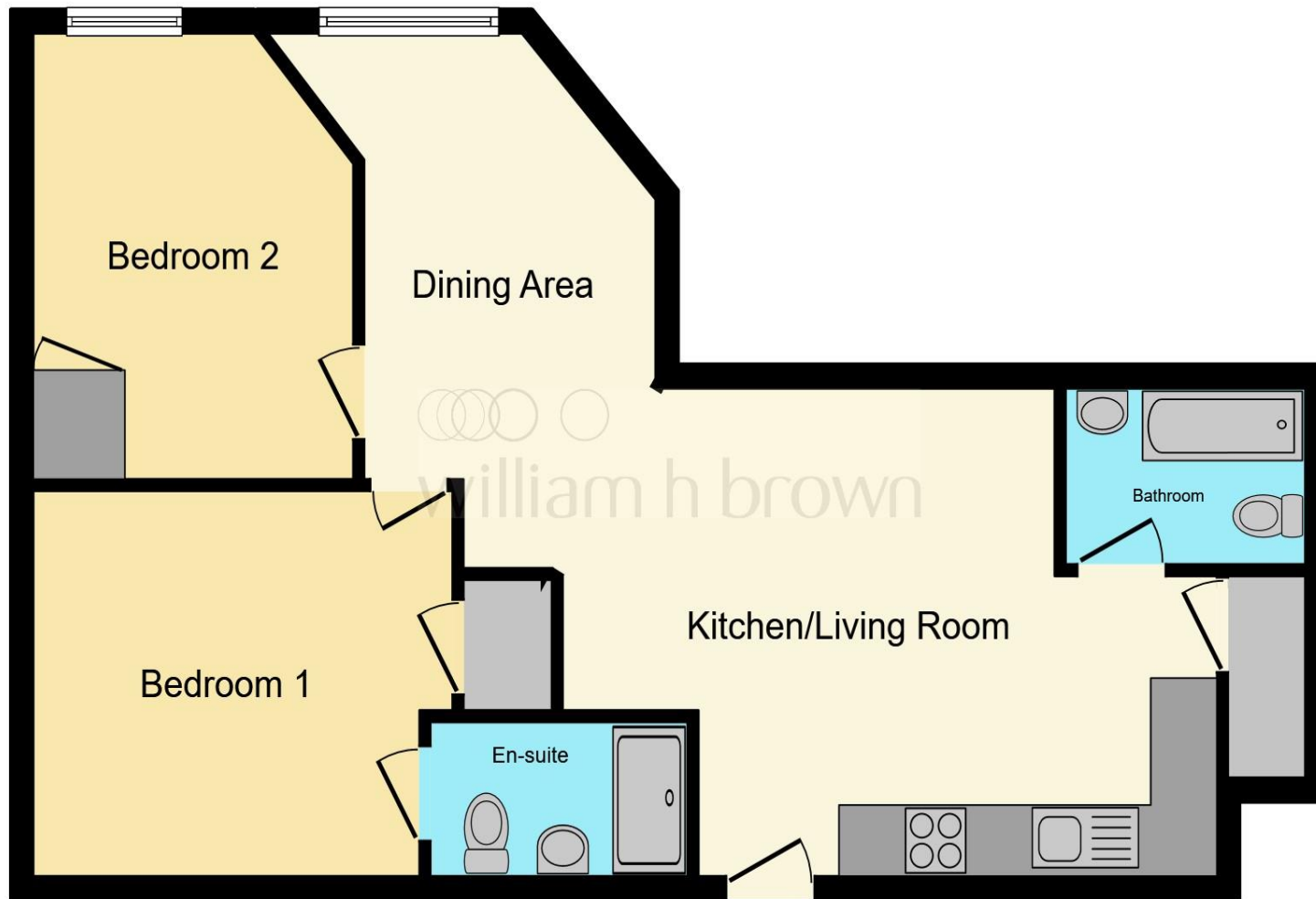
Bayard Apartments Broadway, Peterborough PE1 1RT

welcome to

Bayard Apartments Broadway, Peterborough

" Executive City Centre Living " Pleased to offer this wonderful 2 Bedroom Apartment in the heart of Peterborough. Fitted to a high standard with quartz worktops, Integrated Zanussi appliances and Full Fibre / Giga fast internet. The apartment has access to the resident's gym, cinema room, secure underground parking and concierge service. In addition, if you are a buy to let investor, the apartment is fully compliant with all fire safety requirements. With a long 997-year lease, the apartment is perfect for 1st time buyers or buy to let investors alike. With no onward chain, viewings are highly recommended.





Open Plan Kitchen Living

Room

15' 5" x 13' 5" (4.70m x 4.09m)

Dining Area

14' 6" x 8' 7" (4.42m x 2.62m)

Bedroom

12' 5" x 10' 7" (3.78m x 3.23m)

Bedroom

12' 4" x 10' (3.76m x 3.05m)

Shower Room

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Bayard Apartments Broadway, Peterborough

- Open Plan High Spec Kitchen and Living Room, Integrated Appliances
- City Centre Executive 2-Bedroom Apartment with En- Suite to the Master
- Secure Parking & Residents Gym and Cinema Room
- Long 997-Year Lease
- Concierge Service

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1200.00

Ground Rent: 164.06

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£198,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122264



Property Ref:
PCG122264 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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