

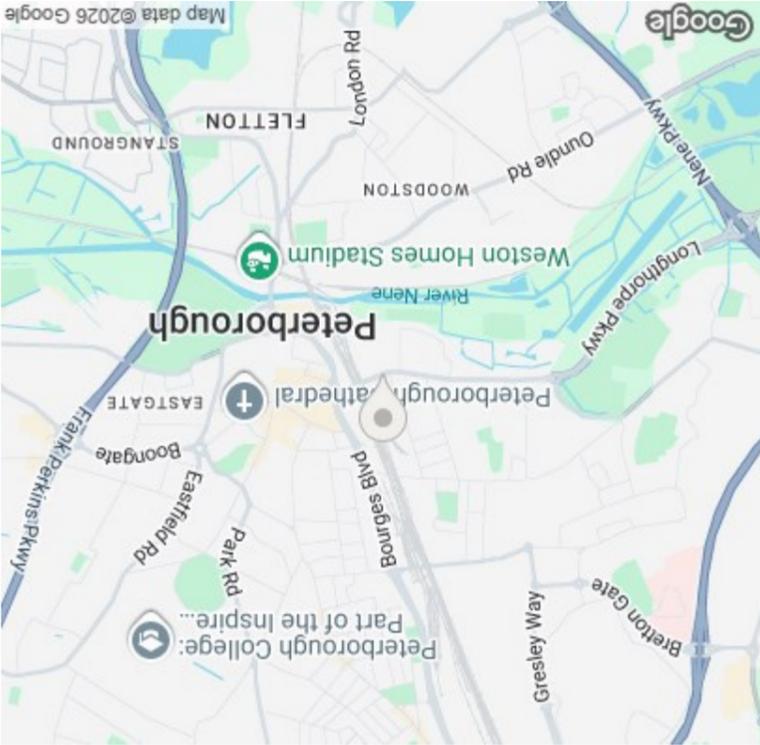
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantee. 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, 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (81-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (29-38)
F (29-38)	F (13-28)
G (13-28)	G (1-12)

Any energy efficient lower rating costs less to run. Energy efficient - higher energy costs.

EU Directive 2002/91/EC

Energy Efficiency Graph



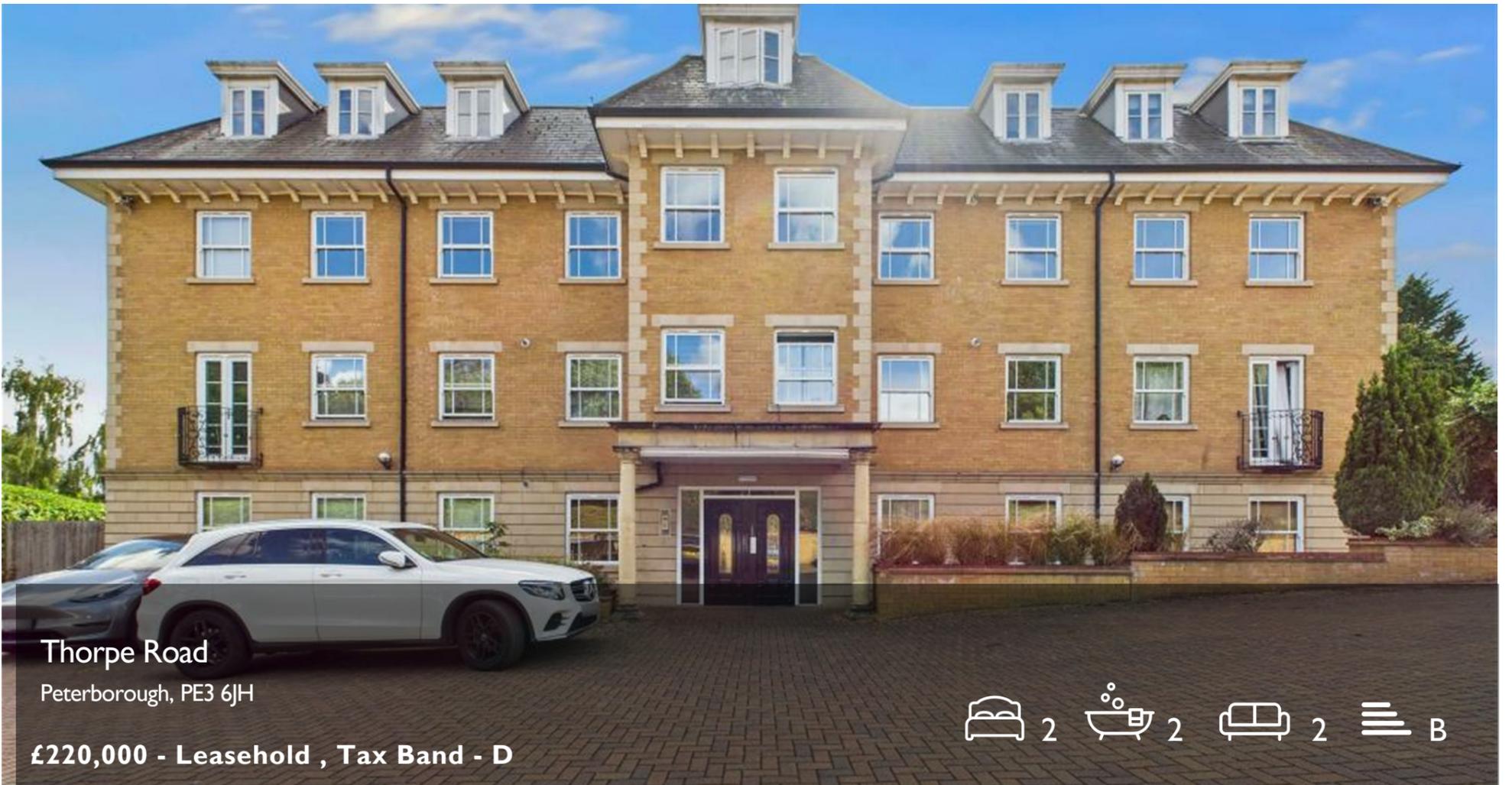
Area Map



Floor Plan

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**



Thorpe Road  
Peterborough, PE3 6JH

£220,000 - Leasehold , Tax Band - D



## Thorpe Road

Peterborough, PE3 6JH

A beautifully presented two double bedroom second floor 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 W/C.

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**  
4.14 x 1.08 (13'6" x 3'6")

**Living Room**  
7.03 x 4.26 (23'0" x 13'11")

**Dining Room**  
3.63 x 3.24 (11'10" x 9'10"/78"8")

**Kitchen**  
3.90 x 2.58 (12'9" x 8'5")

**Hallway**  
1.19 x 3.93 (3'10" x 12'10")

**Hallway**  
2.21 x 1.06 (7'3" x 3'5")

**Master Bedroom**  
5.57 c 3.00 (18'3" c 9'10")

**En-Suite To Master bedroom**  
1.18 x 2.79 (3'10" x 9'1")

**Bedroom Two**  
4.53 x 2.83 (14'10" x 9'3")

**Bathroom**  
2.93 x 1.66 (9'7" x 5'5")

**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.

