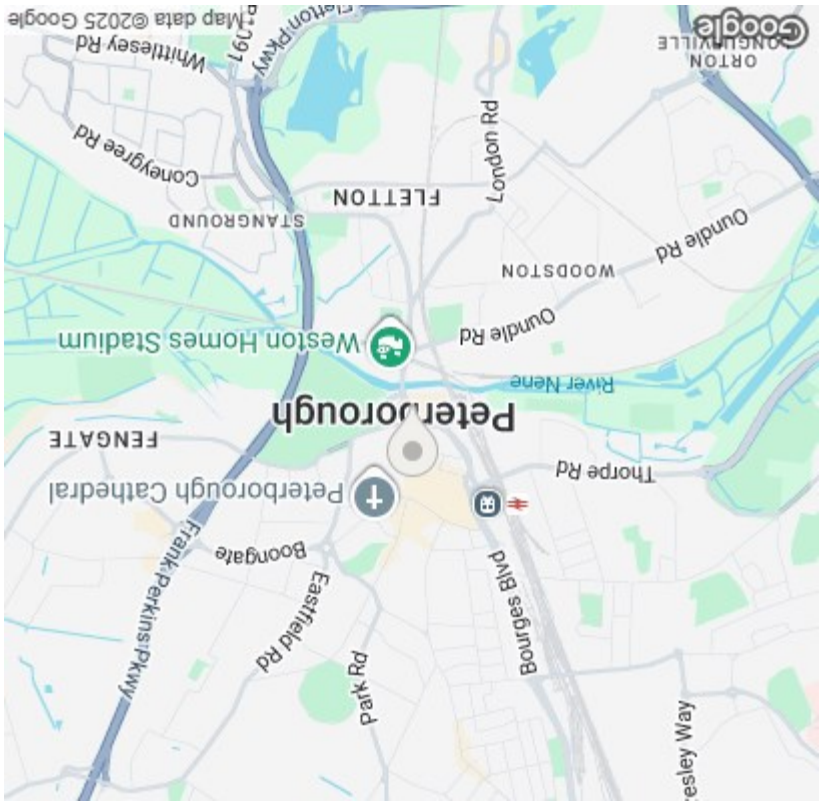
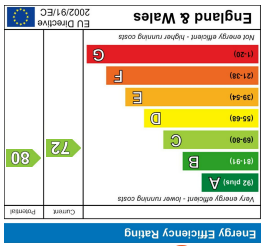


Floor Plan



Area Map



Energy Efficiency Graph

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

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/>

Viersen Platz

Peterborough, PE1 IES

****OFFERS INVITED**** Nestled in the heart of Peterborough City Centre, this exquisite second-floor flat at Viersen Platz offers a perfect blend of modern living and convenience, making it an ideal choice for commuters to London and city dwellers alike. With a modern open plan kitchen living space, two well-proportioned bedrooms and a stylish bathroom, this property has been fully refurbished to a high standard, ensuring a comfortable and contemporary lifestyle.

As you enter the flat, you are greeted by an entrance hall leading to spacious open plan kitchen and living space that exudes warmth and elegance, providing an inviting space for relaxation or entertaining guests. The newly fitted high spec American style kitchen features an integrated cooker and breakfast bar. There are two well proportioned bedrooms and a modern three piece bathroom with shower over the bath. The highlight of this property is undoubtedly the charming balcony, which boasts stunning views of the river, offering a serene escape from the hustle and bustle of city life. For those who require easy access to transport links, this luxurious apartment is conveniently located close to the train station, making daily commutes a breeze, with travel times to London Kings Cross from just forty five minutes. Additionally, the property comes with an allocated parking space, a rare find in city centre living, ensuring that you have a secure place for your vehicle. With no forward chain, this flat is ready for you to move in and make it your own. Whether you are a first-time buyer, a professional seeking a city base, or looking to invest in a prime location, this property is not to be missed. Embrace the opportunity to enjoy a sophisticated lifestyle in a vibrant city, all while being surrounded by the beauty of the river views.

Entrance Hall
091 x 2.74 (2'11" x 8'11")

Kitchen Lounge Diner
3.70 x 5.46 (12'1" x 17'10")

Master Bedroom
2.80 x 3.69 (9'2" x 12'1")

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

Bedroom Two
2.84 x 2.64 (9'3" x 8'7")

EPC - C
72/80

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

Ground rent £160 pa

Service charge £1600 pa



IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: Lateral Living
- 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 Allocated Space
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Electric Mains, Electric Room Heaters
- Internet connection: Fixed Wireless, Satellite
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Great, O2 - Excellent, Three - Excellent, Vodafone - Excellent



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