



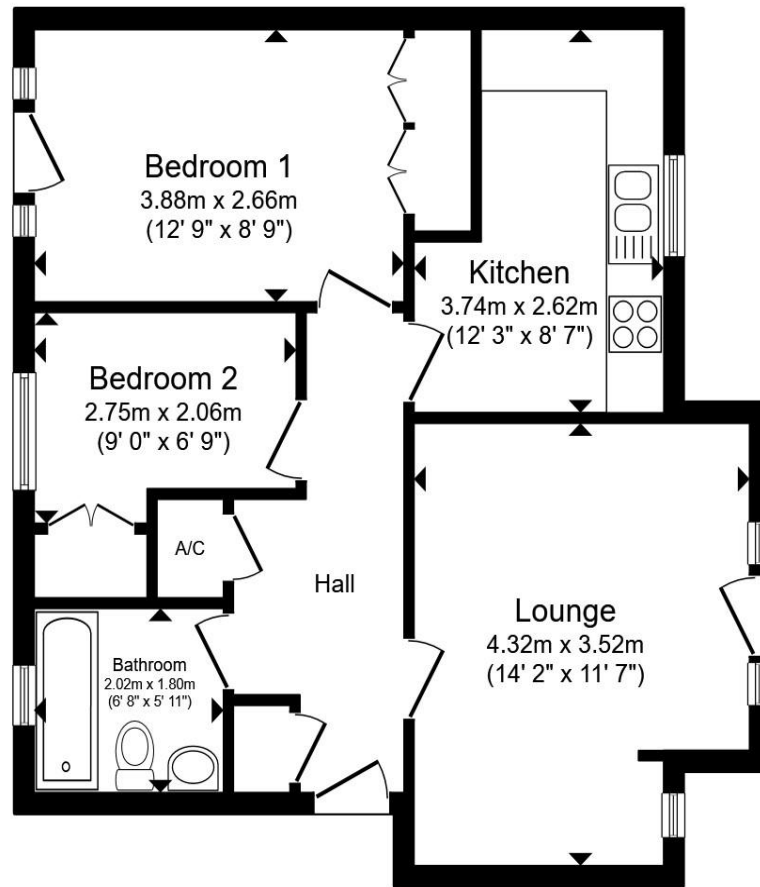
Sovereign Place, Peterborough PE3 6DS

welcome to

Sovereign Place, Peterborough

A ground-floor two-bedroom flat situated in the highly sought-after Sovereign Place, offering an excellent investment opportunity or first-time buy. Positioned in a popular residential area close to local amenities and transport links, this property is ripe for modernisation and presents significant scope to add value. With allocated parking and a practical layout, it's ideal for investors or buyers seeking a project. This well-proportioned ground-floor flat comprises an entrance hall leading to a generous lounge/diner, kitchen and two bedrooms served by a separate bathroom. Whilst the property requires some modernisation and cosmetic updates, its layout offers excellent potential to create a comfortable home or rental unit with strong returns.





Ground Floor

Total floor area 53.9 m² (580 sq.ft.) approx

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.propertybox.io

welcome to

Sovereign Place, Peterborough

- Two bedrooms
- Ground-floor flat
- Allocated Parking Space
- Desirable PE3 location
- Excellent Investment Opportunity

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123329



Property Ref:
PCG123329 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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