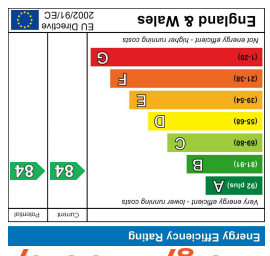
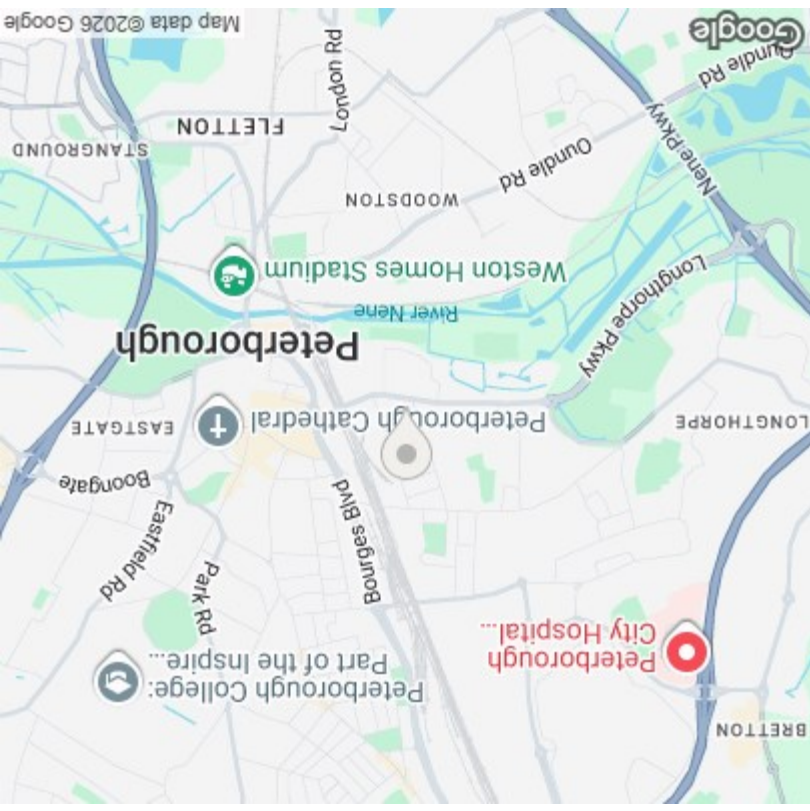


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 details, 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.

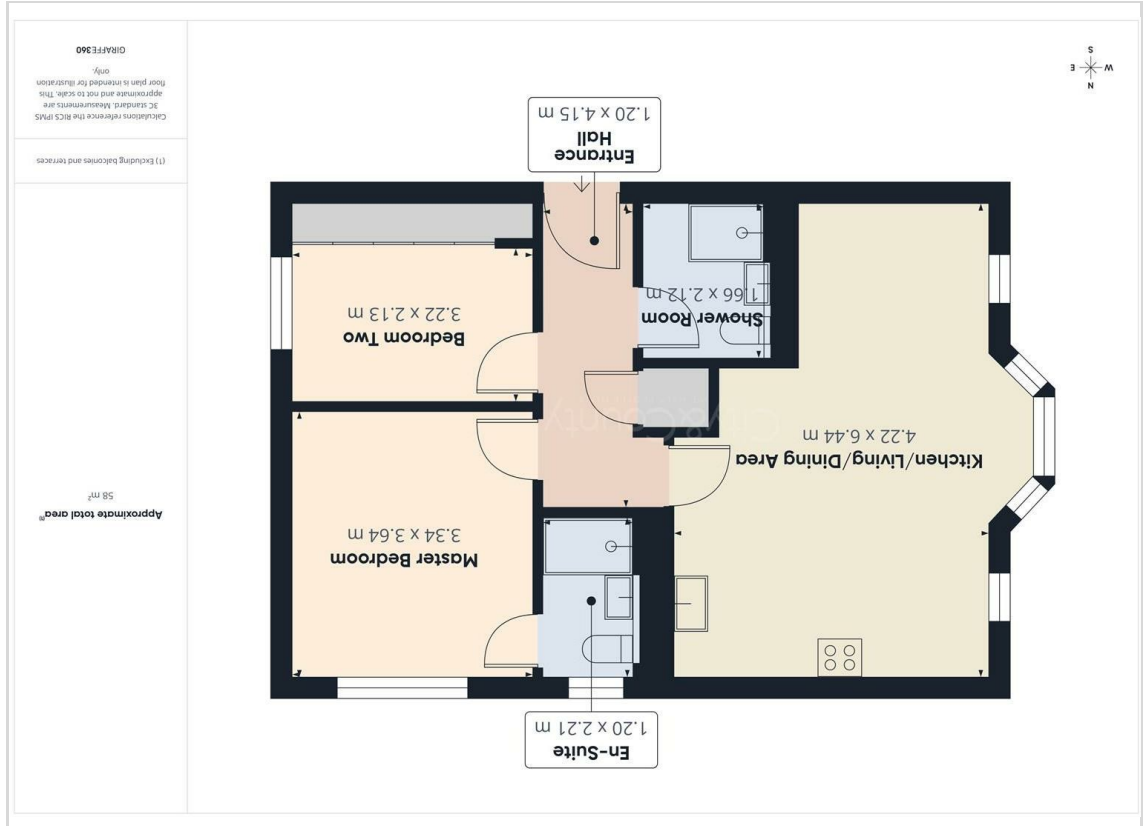
**Viewing**  
 Please contact our City & County Estate Agents - Peterborough  
 Office on 01733 563965 if you wish to arrange a viewing  
 appointment for this property or require further information.



**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Berridge Place**  
 West Town, Peterborough, PE3 6BJ  
**£224,995 - Leasehold , Tax Band - B**



# Berridge Place

West Town, Peterborough, PE3 6BJ

Situated within the prestigious Berridge Place development just off Thorpe Road in Peterborough, this beautifully presented ground floor apartment offers stylish, contemporary living finished to an exceptional show-home standard throughout. Boasting a spacious open-plan living space, a high specification kitchen with integrated appliances, two well-proportioned bedrooms with fitted full height wardrobes, modern shower facilities, a private outside seating area and a driveway providing parking for two vehicles, this impressive home combines luxury, comfort and convenience in a highly desirable location close to the city centre and railway station.

Located within the highly sought-after Berridge Place development just off Thorpe Road in Peterborough, this exceptional ground floor apartment has been finished to an outstanding show-home standard throughout, offering stylish, contemporary living with an impressive attention to detail. Upon entering, you are welcomed by a spacious and beautifully presented entrance hallway which immediately sets the tone for the quality and elegance found throughout the home, while also providing access to all principal rooms and useful storage space. The superb open-plan kitchen, living and dining area forms the heart of the apartment and creates a wonderfully bright and sociable environment, ideal for both everyday living and entertaining guests. The high specification kitchen has been thoughtfully designed with a range of sleek fitted units, quality work surfaces and integrated appliances, seamlessly blending practicality with modern style. The living and dining space enjoys an abundance of natural light and offers ample room for relaxing and dining, with direct access to a small private outside seating area, perfect for enjoying a morning coffee or unwinding during warmer months. The impressive master bedroom is generously proportioned and benefits from a beautifully appointed en-suite shower room, creating a luxurious and private retreat. The second bedroom is also well-sized and versatile, making it ideal as a guest room, home office or additional bedroom accommodation. Both bedrooms have been enhanced with fitted full height wardrobes, providing excellent storage while maintaining the sleek and contemporary finish of the apartment. In addition, there is a separate modern shower room finished to a high standard with quality fixtures and fittings. Externally, the property further benefits from a private driveway providing off-road parking for two vehicles, adding convenience to this superbly presented home. Combining stylish interiors, practical living space and a highly desirable location close to the city centre, train station and local amenities, this outstanding apartment represents an ideal purchase for professionals, downsizers or investors alike.

**Entrance Hall**  
1.20 x 4.15 (3'11" x 13'7")

**Shower Room**  
1.66 x 2.12 (5'5" x 6'11")

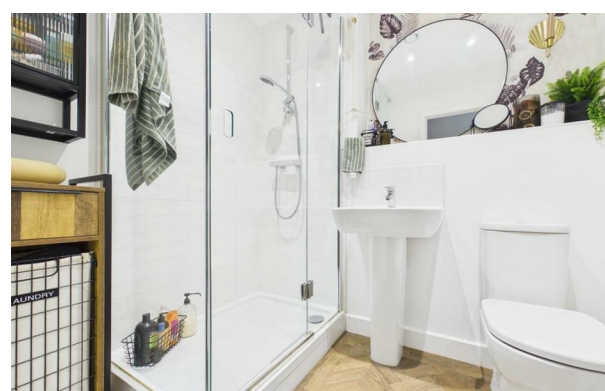
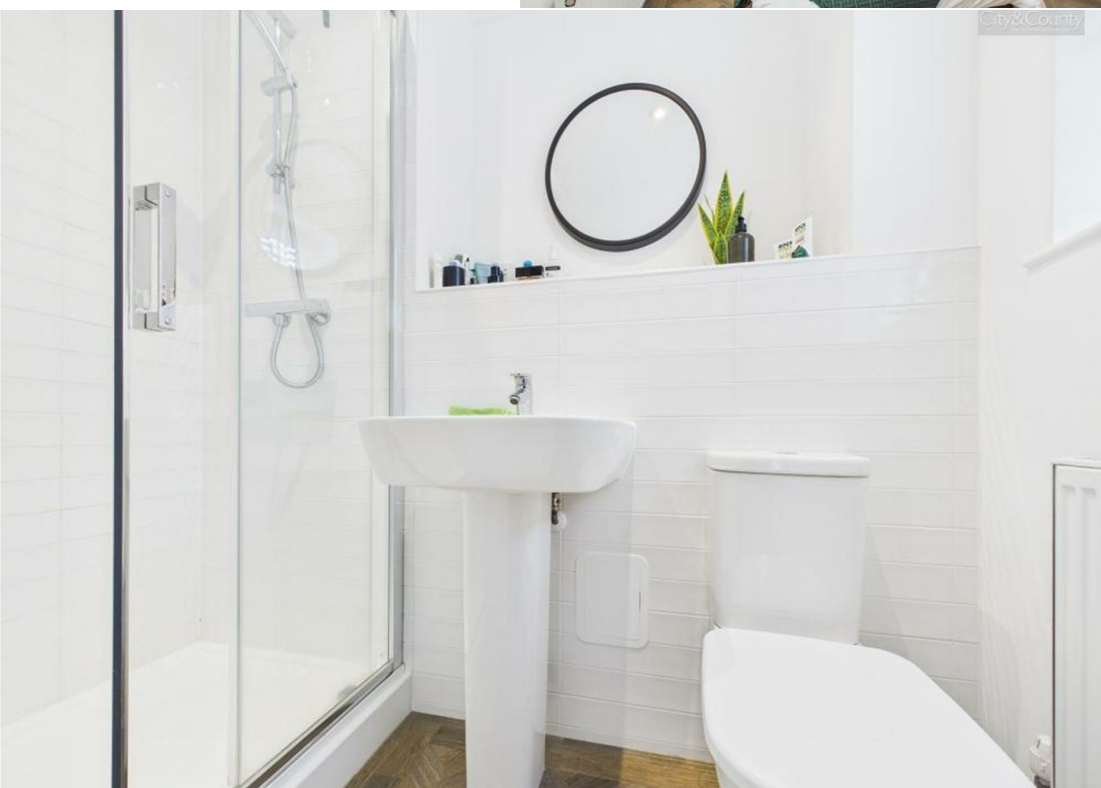
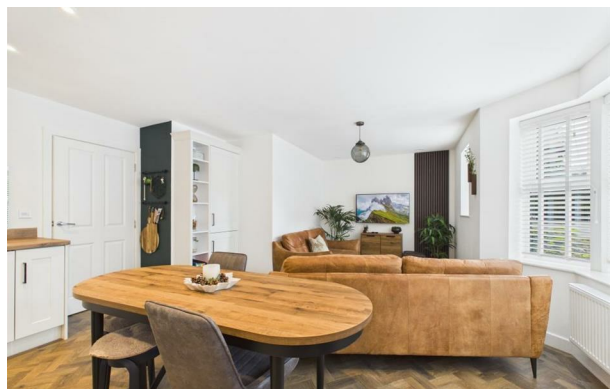
**Kitchen/Living/Dining Area**  
4.22 x 6.44 (13'10" x 21'1")

**Master Bedroom**  
1.20 x 2.21 (3'11" x 7'3")

**En-Suite To Master Bedroom**  
1.20 x 2.21 (3'11" x 7'3")

**Bedroom Two**  
3.22 x 2.13 (10'6" x 6'11")

**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 - 108 years  
Ground rent £0 per annum  
Service charge £1372 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: 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: Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fttp
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, 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.

