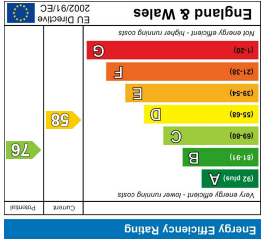


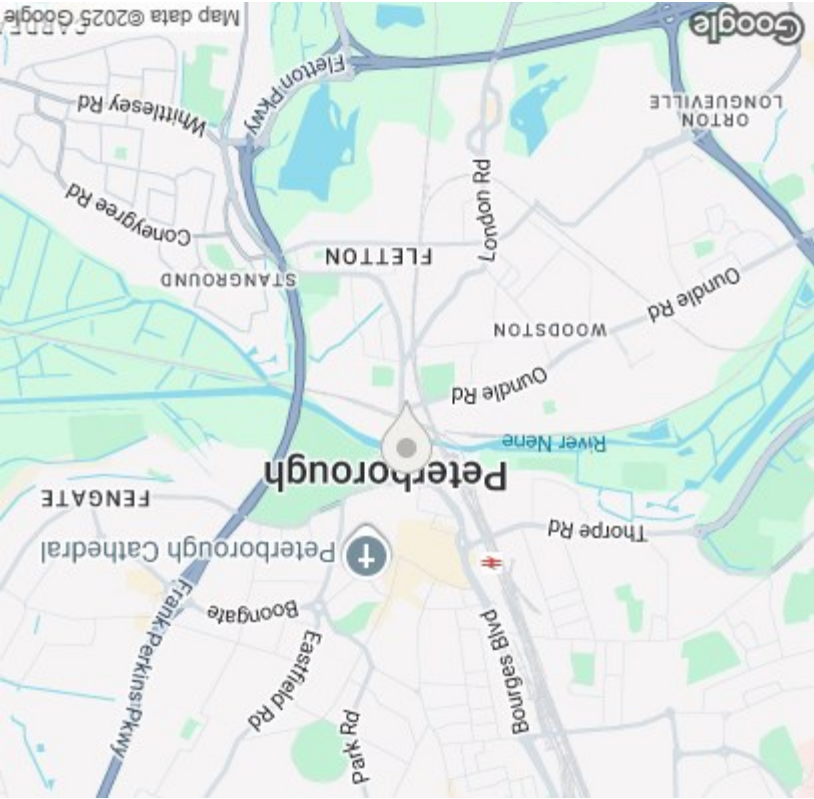
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service(s) and the 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 other fixtures or fittings. Lease details, 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.pettenborough.gov.uk/r/sidstons/housing/selective-licensing/selective-licensing>

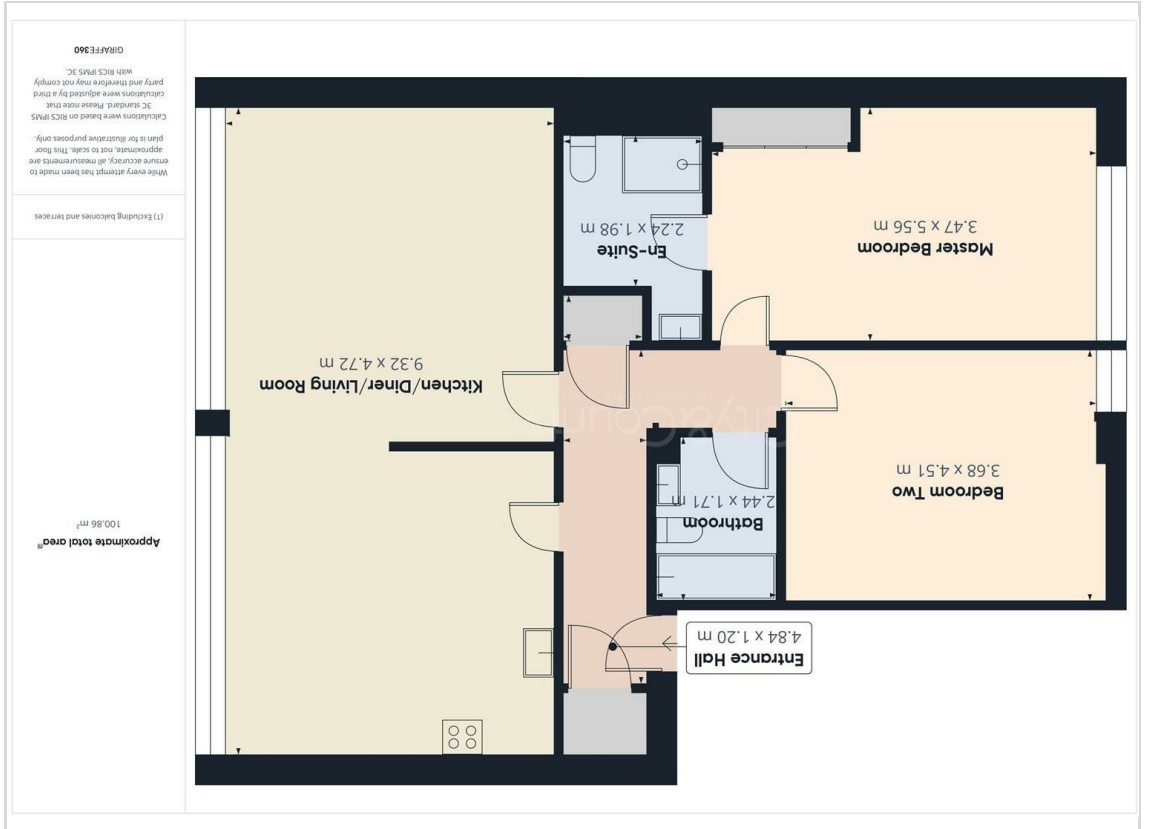
Viewing



Energy Efficiency Graph



Area Map



Floor Plan



The Apex

Oundle Road, PETERBOROUGH, PE2 8AT

Nestled in the heart of Peterborough, The Apex on Oundle Road presents an exceptional opportunity to acquire a stunning penthouse apartment that boasts breath-taking views across the city. This two-bedroom flat offers a perfect blend of modern living and comfort, making it an ideal choice for both first-time buyers and those looking to downsize. Offering an entrance hallway, living room, kitchen diner, two double bedrooms, en-suite, and a family bathroom.

As you step into this spacious living accommodation, you will immediately notice the light and airy atmosphere that fills the space, creating a welcoming environment for relaxation and entertaining. The open-plan design allows for seamless flow between the living and dining areas, making it perfect for hosting friends and family. Comprising of an entrance hallway, two double bedrooms, open plan kitchen, living and dining areas, as well as both a family bathroom, and an en-suite to the master bedroom. Security is paramount, and this property features a secure access control system to the main building, ensuring peace of mind for residents. Additionally, the convenience of off-street allocated parking adds to the appeal, making it easy to come and go as you please. With no forward chain, this property is ready for you to move in and make it your own. Whether you are seeking a vibrant city lifestyle or a tranquil retreat, this penthouse apartment offers the best of both worlds. Do not miss the chance to experience the charm and elegance of this remarkable home in a prime location.

Entrance Hall
4.84 x 1.20 (15'10" x 3'11")

Kitchen/Diner/Living Room
9.32 x 4.72 (30'6" x 15'5")

Master Bedroom
3.47 x 5.56 (11'4" x 18'2")

En-Suite To Master Bedroom
2.24 x 1.98 (7'4" x 6'5")

Bedroom Two
3.68 x 4.51 (12'0" x 14'9")

Bathroom
2.44 x 1.71 (8'0" x 5'7")

EPC - D
58/76

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 - 104 years
Ground rent £150 per annum
Service charge £2700 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: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: 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
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, 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.

