



Osric Court, Peterborough, PE1
FOR SALE

Guide Price
£110,000 - £120,000



Tenure: Leasehold **Property Type:** Flat **Bedrooms:** 2 **Bathrooms:** 1 **Receptions:** 1

A beautiful two-bedroom leasehold apartment set in a **quiet cul-de-sac** in PETERBOROUGH. Boasting a bright lounge/dining room, practical kitchen, generous double bedrooms, and modern bathroom. Secure communal entrance and gated parking enhance convenience. Perfectly located for local shops, amenities, and transport links – ready to move in.

Welcome to Osric Court, offered for sale with a Guide Price of £110,000 - £120,000. Set within the popular Osric Court development, this beautifully presented two-bedroom apartment offers comfortable, low-maintenance living, ideal for first-time buyers.

Accessed via a secure communal entrance, this apartment immediately feels private, welcoming, and effortlessly comfortable. The layout is practical yet fluid, with all rooms leading from the central entrance hall, making daily living simple. At the heart of the home is the bright and airy lounge/dining room, a versatile space perfect for relaxing, entertaining, or simply enjoying quiet moments at the end of the day. This flat is on the top floor, meaning more space, more storage and no noise from above! It even has a shared balcony, extra outdoor storage and loft access with fitted loft ladders too.

Large windows fill each room with natural light, creating a warm and inviting atmosphere, while the generous proportions allow for both dining and living areas without ever feeling crowded.

The kitchen is thoughtfully designed to combine style and functionality. Fitted with solid wood wall and base units, it offers ample storage alongside durable work surfaces and a stylish tiled splashback. Integrated appliances include a fridge freezer, Hotpoint double oven and hob and a dishwasher, with additional space for a washing machine. Multiple plug sockets enhance everyday practicality, while the boiler is neatly concealed within a cupboard, keeping the space clean and uncluttered. Perfectly equipped for everything from casual weekday meals to more elaborate cooking, this is a kitchen designed to be both practical and enjoyable.

Both bedrooms are **SPACIOUS** doubles. They can easily accommodate wardrobes, beds, and additional furniture, providing the perfect balance of practicality and relaxation. The tiled bathroom complements the home with a recently fitted modern suite comprising of a large walk-in rainfall shower with smaller shower handset too, a separate bath and fitted sink and toilet unit.

Outside, residents of Osric Court benefit from a gated car park, operated by a key fob, adding security and convenience.

Beautifully presented throughout, this apartment is truly move-in-ready. A home that combines comfort, style, and practicality, suitable for students, commuters, couples or small families. Its well-established location offers the perfect balance of city convenience and relaxed living, making it an ideal choice for anyone seeking a lifestyle of ease in Peterborough.

***** GUIDE PRICE £110,000 - £120,000 *****



Living Room - 4.22m x 5m (13'10" x 16'5")

Kitchen - 3.15m x 2.36m (10'4" x 7'9")

Hallway - 5.46m x 1.78m (17'11" x 5'10")

Storage - 1.93m x 1.17m (6'4" x 3'10")

Bedroom - 3.58m x 3.48m (11'9" x 11'5")

Bedroom - 3.84m x 3.48m (12'7" x 11'5")

Bathroom - 3.15m x 2.36m (10'4" x 7'9")

Agents notes:

Tenure: Leasehold - 90 years remaining

Service Charge: £738.50 paid quarterly (£2954 p/a) to The Hyde Group

The Location – Why Osric Court, Peterborough?

Osric Court offers quiet, well-connected apartment living in a sought-after part of Peterborough. This private cul-de-sac setting is perfect for buyers or investors looking for a home close to local shops, amenities, and transport links.

Schools & Education

Families and professionals alike will benefit from the convenient location. Local schools are within easy reach, while nearby nurseries, colleges, and academies provide a broad choice of education options, making Osric Court appealing to those prioritising accessibility and convenience.

Transport & Connectivity

Osric Court enjoys excellent links for commuters. The nearby A47 and A15 provide quick road access to Peterborough city centre, surrounding towns, and beyond. Peterborough railway station is just a short journey away, offering fast connections to London, Cambridge, and the Midlands. Local bus routes and cycle paths make everyday travel simple and stress-free.

Lifestyle & Leisure

Living at Osric Court means enjoying the best of city-living convenience with easy access to local shops, cafés, parks, and amenities. The vibrant city centre is within walking or short cycling distance, offering restaurants, leisure facilities, and cultural attractions. Green spaces and riverside walks nearby provide a peaceful escape from the hustle and bustle, making this an ideal home for anyone seeking comfort, convenience, and community.

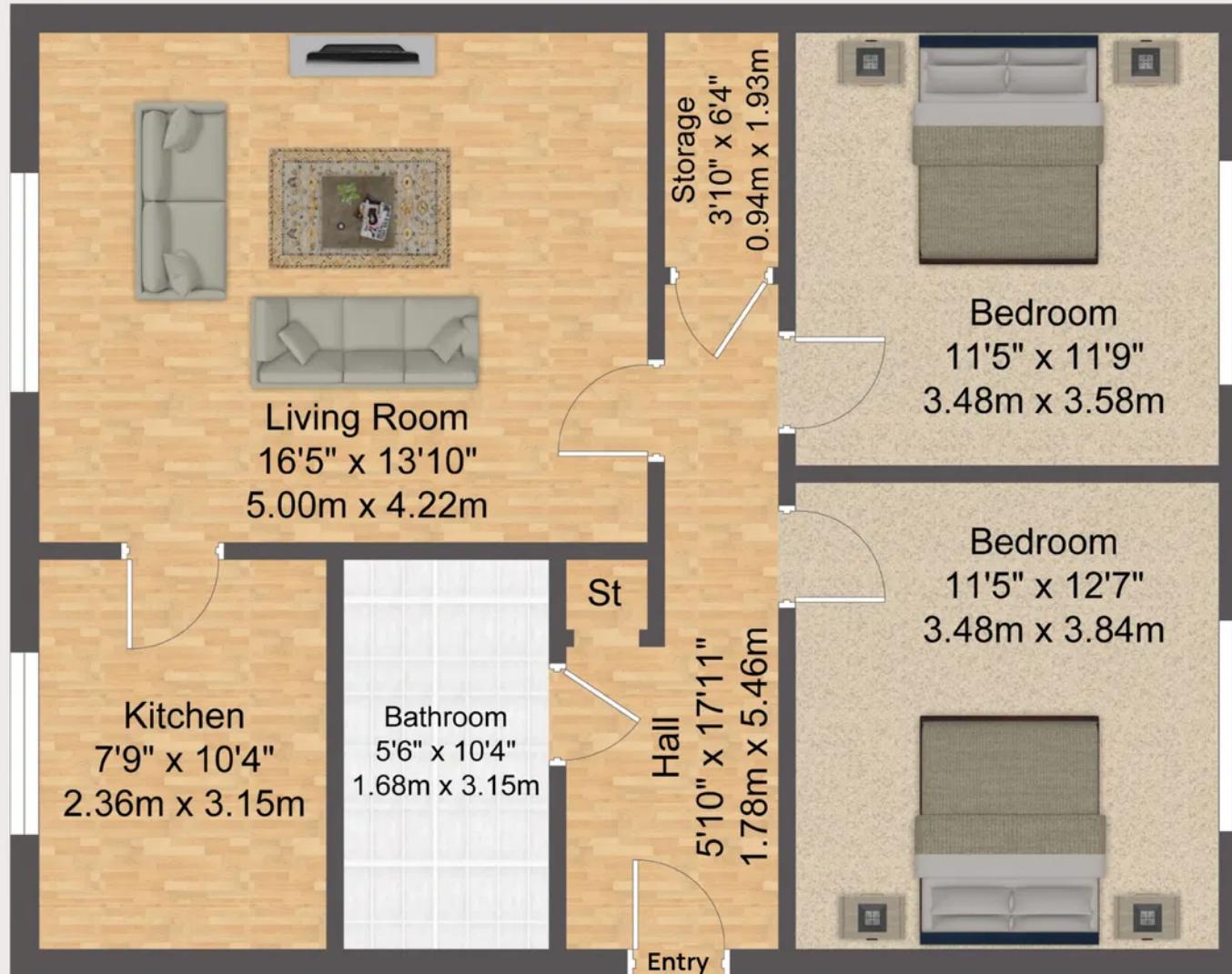
Contact Ellie to begin the next part of your journey.





ELLIE HINTON-BARDWELL

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Approximate Gross Internal Area 793 sq ft - 73.6 sq m

Although every attempt has been made to ensure accuracy, all measurements are approximate.

This floorplan is for illustrative purposes only and not to scale.

Measured in accordance with RICS Standards.

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