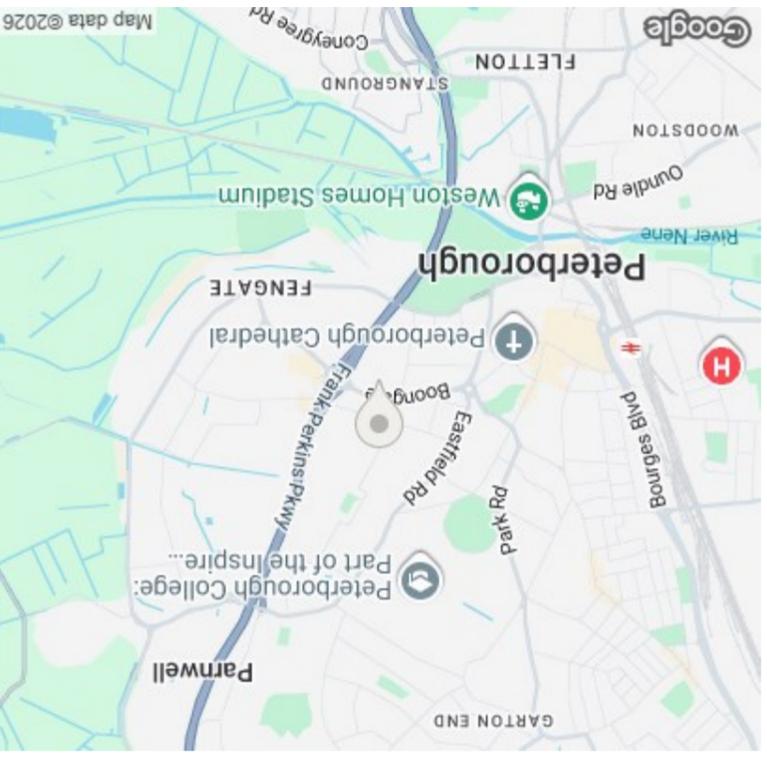


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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**

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Burton Court**  
Peterborough, PE1 5AF

**Guide Price £98,000 - Leasehold , Tax Band - A**



**Burton Court**  
Peterborough, PE1 5AF

Welcome to this delightful ground floor flat located in the peaceful cul-de-sac of Burton Court, Peterborough. This charming two bedroom apartment offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those seeking a sound investment opportunity.

The property features a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests, adjacent to the kitchen with a range of base and eye level units. With two well-proportioned bedrooms, there is ample space for rest and privacy. The flat also includes a modern bathroom, designed for both functionality and style. One of the standout features of this property is its allocated parking, ensuring that you have a dedicated space for your vehicle. Additionally, residents can enjoy the communal gardens, which offer a lovely outdoor space to unwind and connect with neighbours. Situated close to the city centre, this flat benefits from easy access to a variety of local amenities, including shops, restaurants, and public transport links. The quiet location of the cul-de-sac provides a serene environment, making it a perfect retreat from the hustle and bustle of city life. In summary, this ground floor flat in Burton Court is a wonderful opportunity for those looking to enter the property market or expand their investment portfolio. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this charming apartment your new home.

**Entrance Hall**  
1.79 x 1.71 (5'10" x 5'7")

**Lounge Diner**  
5.62 x 3.14 (18'5" x 10'3")

**Kitchen**  
2.70 x 2.78 (8'10" x 9'1")

**Master Bedroom**  
4.34 x 2.81 (14'2" x 9'2")

**Bathroom**  
1.87 x 2.76 (6'1" x 9'0")

**Bedroom Two**  
3.39 x 2.06 (11'1" x 6'9")

**EPC - D**  
66/71

**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 - 63 years  
Ground rent £254.03 per annum  
Service charge £1100.90 per annum



**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: Level Access  
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 Room Heaters  
Internet connection: TBC  
Internet Speed: up to 67Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

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**

