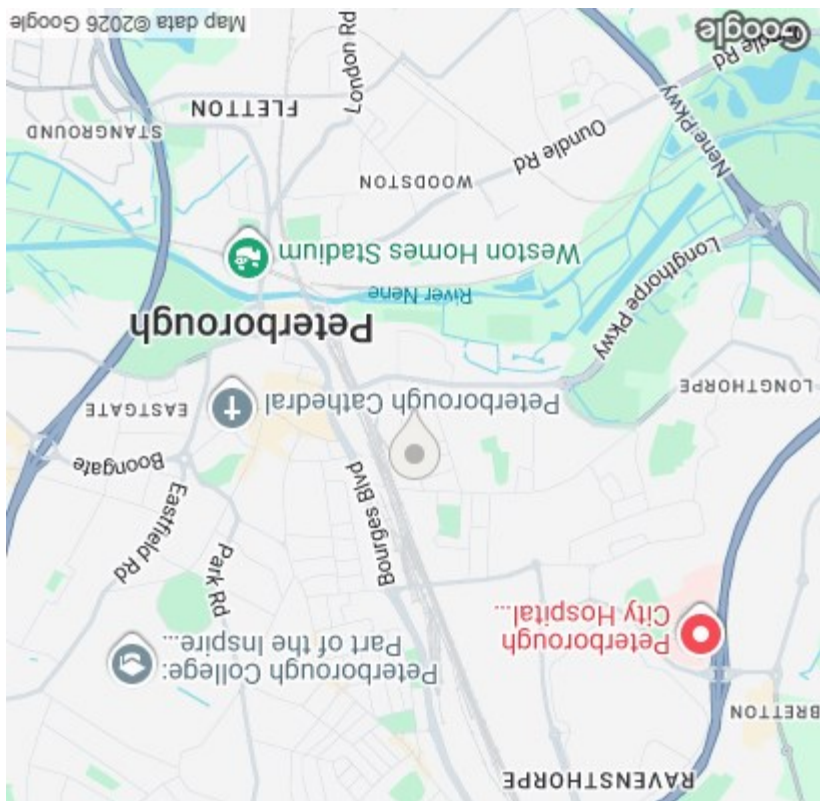


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

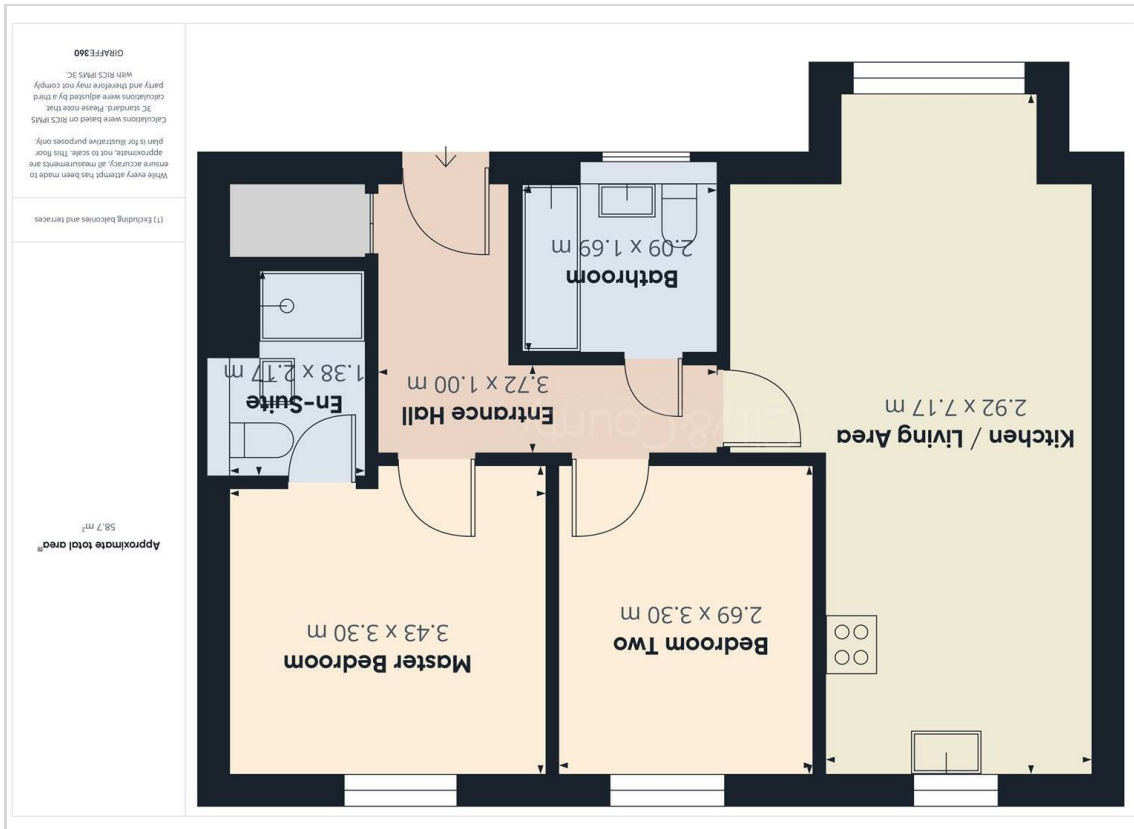
Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (79-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (29-38)
F (29-38)	F (13-28)
G (13-28)	G (1-12)

Any energy efficient lower rating costs
 Any energy efficient lower rating costs
 83 83

Energy Efficiency Graph



Area Map



Floor Plan

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.

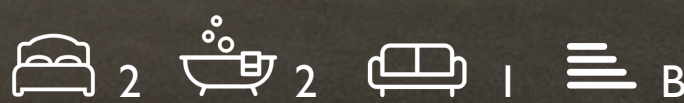
Viewing



Waterfield Close

Peterborough, PE3 6AS

Offers In Excess Of £215,000 - Leasehold , Tax Band - B



Waterfield Close

Peterborough, PE3 6AS

This stylish ground-floor apartment in Waterfield Close, Peterborough, offers a fantastic opportunity with no forward chain. Situated in a prime city centre location, it provides convenient access to local amenities, transport links, and vibrant city life. The property boasts a modern finish throughout, making it an ideal choice for first-time buyers, investors, or those looking to downsize. With its own private entrance, the property briefly comprises a spacious living area, a sleek kitchen, and two well-proportioned bedrooms, with the master benefiting from its own en-suite. A driveway for two cars adds valuable off-road parking, while the communal garden offers a pleasant outdoor space to enjoy. With its combination of style, location, and practicality, this apartment is not to be missed!

Waterfield Close in Peterborough presents a thoughtfully designed modern living space, offering both comfort and practicality. Spanning approximately 58.7 square meters, this well-proportioned home features two generously sized bedrooms, including a master bedroom complete with an en-suite for added convenience. The second bedroom provides ample space, ideal for guests, a home office, or family living. The heart of the home is the open-plan kitchen and living area, an inviting space measuring 2.92m by 7.17m, perfect for entertaining or relaxing. The modern kitchen layout seamlessly integrates with the living area, creating a functional and stylish environment. A centrally positioned entrance hall leads to the main bathroom, which is designed to maximize space and comfort. With a well-planned layout that optimizes every square meter, this property is perfect for first-time buyers, downsizers, or investors looking for a desirable location in Peterborough.

Entrance Hall
3.72 x 1.00 (12'2" x 3'3")

Kitchen/Living Area
2.92 x 7.17 (9'6" x 23'6")

Master Bedroom
3.43 x 3.30 (11'3" x 10'9")

En-Suite To Master Bedroom
1.38 x 2.17 (4'6" x 7'1")

Bedroom Two
2.69 x 3.30 (8'9" x 10'9")

Bathroom
2.09 x 1.69 (6'10" x 5'6")

EPC - B
83/83

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 - 120 years

Ground rent £0 per annum

Service charge £800 per annum

IMPORTANT LEGAL INFORMATION

Construction: Standard

Accessibility / Adaptations: Level Access, Wheelchair Accessible, Wide Doorways

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: Yes - Please see Lease
- 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: Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: TBC
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Great, O2 - Excellent, 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.

