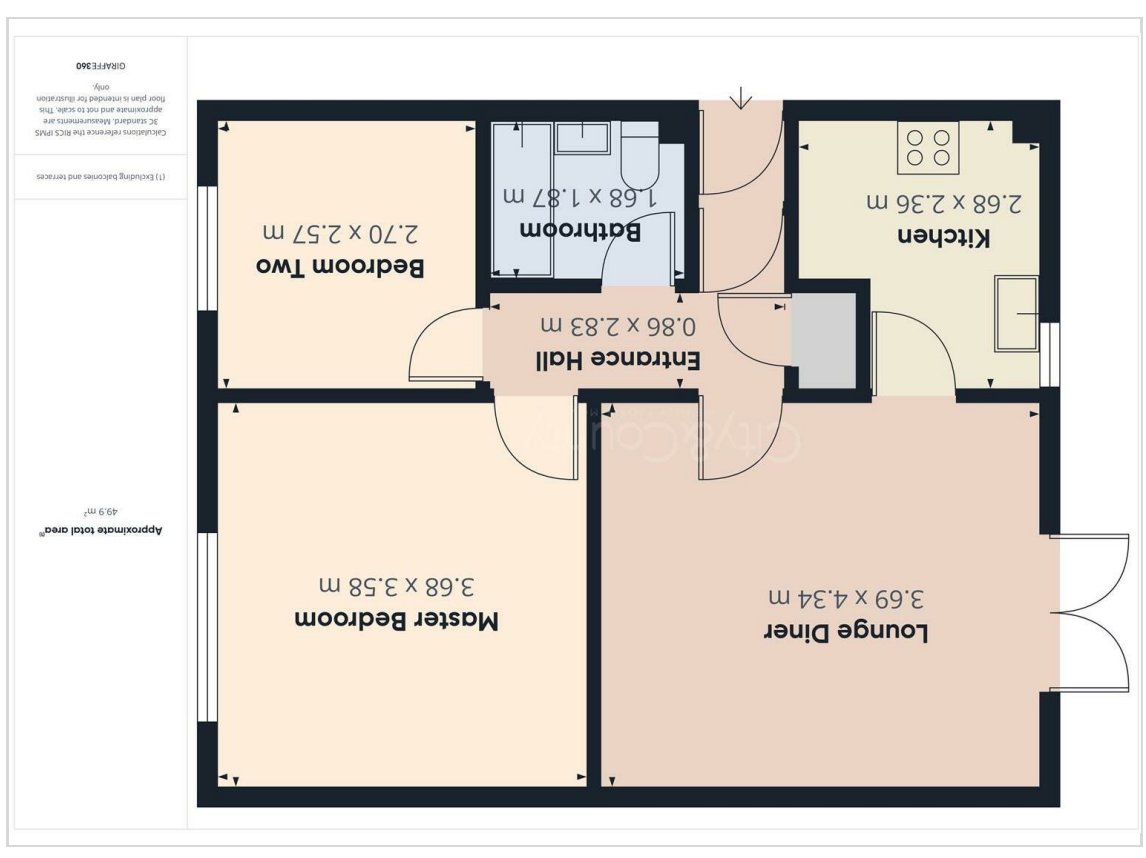
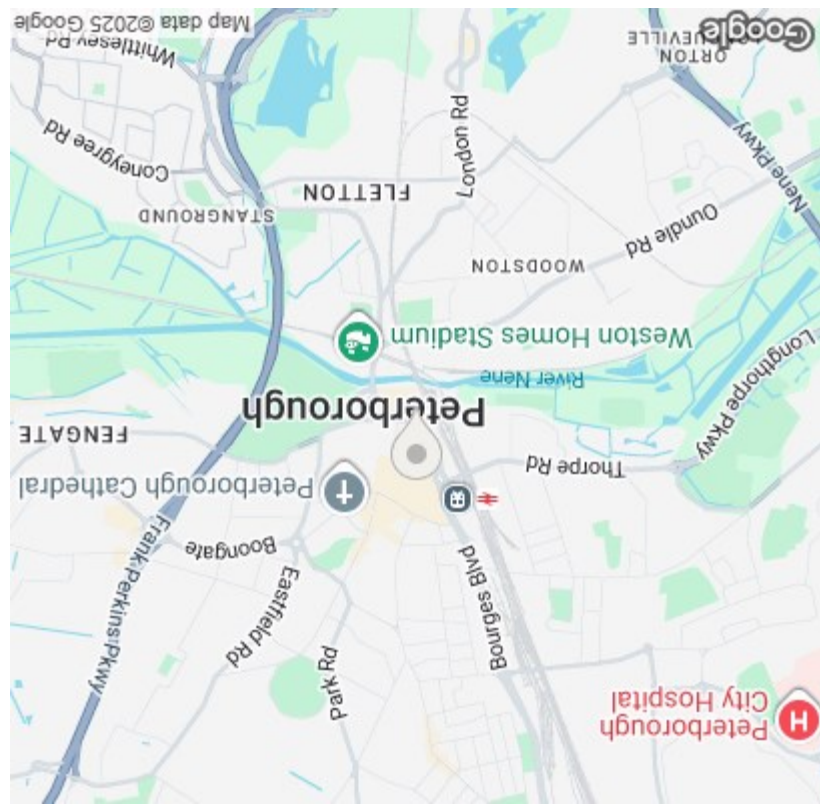


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

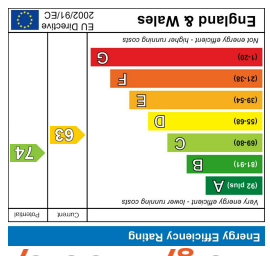
**Viewing**



**Floor Plan**



**Area Map**



**Energy Efficiency Graph**

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, 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/>

# Vierson Platz

Peterborough, PE1 1ER

Burlington House on Vierson Platz in Peterborough offers a superb opportunity to own a stylish ground floor apartment with no forward chain. This well-presented home features two spacious double bedrooms and enjoys the benefit of a private, enclosed rear garden, perfect for relaxing or entertaining. The apartment boasts allocated parking and beautiful river views, adding to its appeal. Ideally located just a stone's throw from a local supermarket and within walking distance to both Peterborough city centre and the train station, it combines convenience with comfort. Whether you're a first-time buyer, investor, or looking to downsize, this property is a versatile and attractive option in a prime city location.

Welcome to Burlington House, a beautifully presented ground floor apartment located on Vierson Platz in the heart of Peterborough. This well-laid-out home offers a spacious and practical layout that blends comfort and convenience, making it an excellent choice for first-time buyers, investors, or those looking to downsize. The property opens into a central entrance hall, providing access to all main rooms and setting the tone for the apartment's well-proportioned design. To the left, a separate kitchen offers ample worktop and cupboard space, and benefits from a range of fully integrated appliances—perfect for everyday cooking and meal preparation. Adjoining the kitchen is the generously sized lounge diner, a bright and airy space ideal for both relaxing and entertaining, with direct access to the private, enclosed rear garden—perfect for outdoor dining or unwinding in peace. The apartment features two comfortable double bedrooms, both thoughtfully positioned for privacy. The master bedroom enjoys a quiet aspect to the rear, while the second bedroom offers flexibility for guests, a home office, or a nursery. The bathroom is centrally located and features a modern, functional layout. The property further benefits from allocated parking and picturesque river views, offering a tranquil setting just moments from the vibrancy of the city. Positioned only a short walk from Peterborough city centre and train station, and just steps from a local supermarket, the location combines practicality with lifestyle. Offered with no forward chain, this is a rare opportunity to secure a turnkey property in a sought-after and connected location.

- Entrance Hall**  
0.86 x 2.83 (2'9" x 9'3")
- Lounge Diner**  
3.69 x 4.34 (12'1" x 14'2")
- Kitchen**  
2.68 x 2.36 (8'9" x 7'8")
- Master Bedroom**  
3.68 x 3.58 (12'0" x 11'8")
- Bathroom**  
1.68 x 1.87 (5'6" x 6'1")
- Bedroom Two**  
2.70 x 2.57 (8'10" x 8'5")
- EPC - D**  
63/74



**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 - 90 years  
Ground rent £150 per annum  
Service charge £2268 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: Yes  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: Yes  
Business from property NOT allowed: Yes  
Property subletting: No  
Tree preservation order: No  
Other: Yes - No caravans/trailers, no immoral or improper acts  
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, Night Storage Heaters  
Internet connection: FttP  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, O2 - Excellent, 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.

