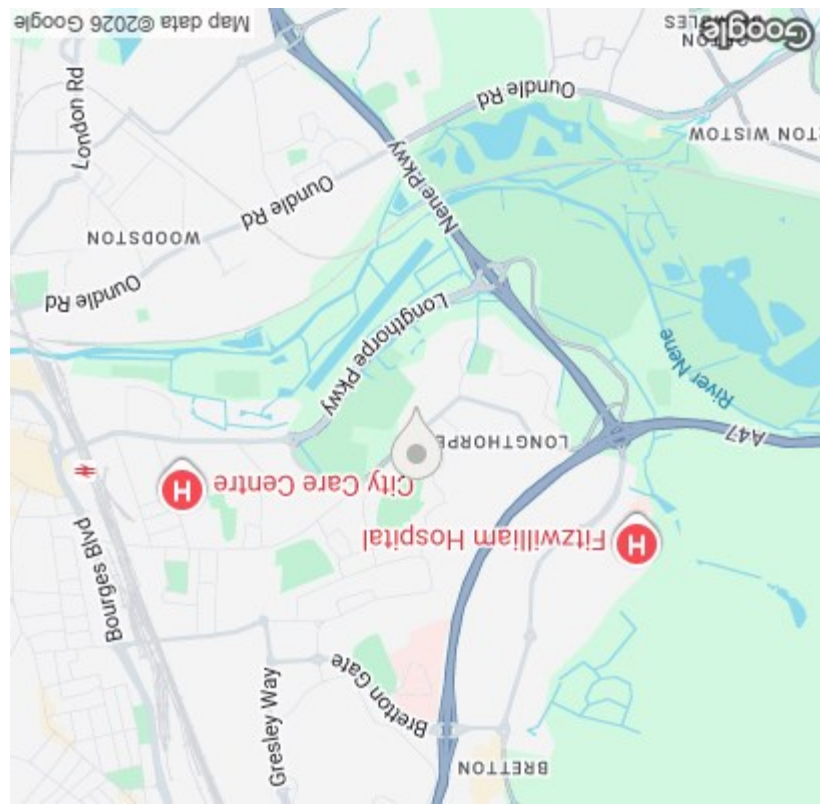


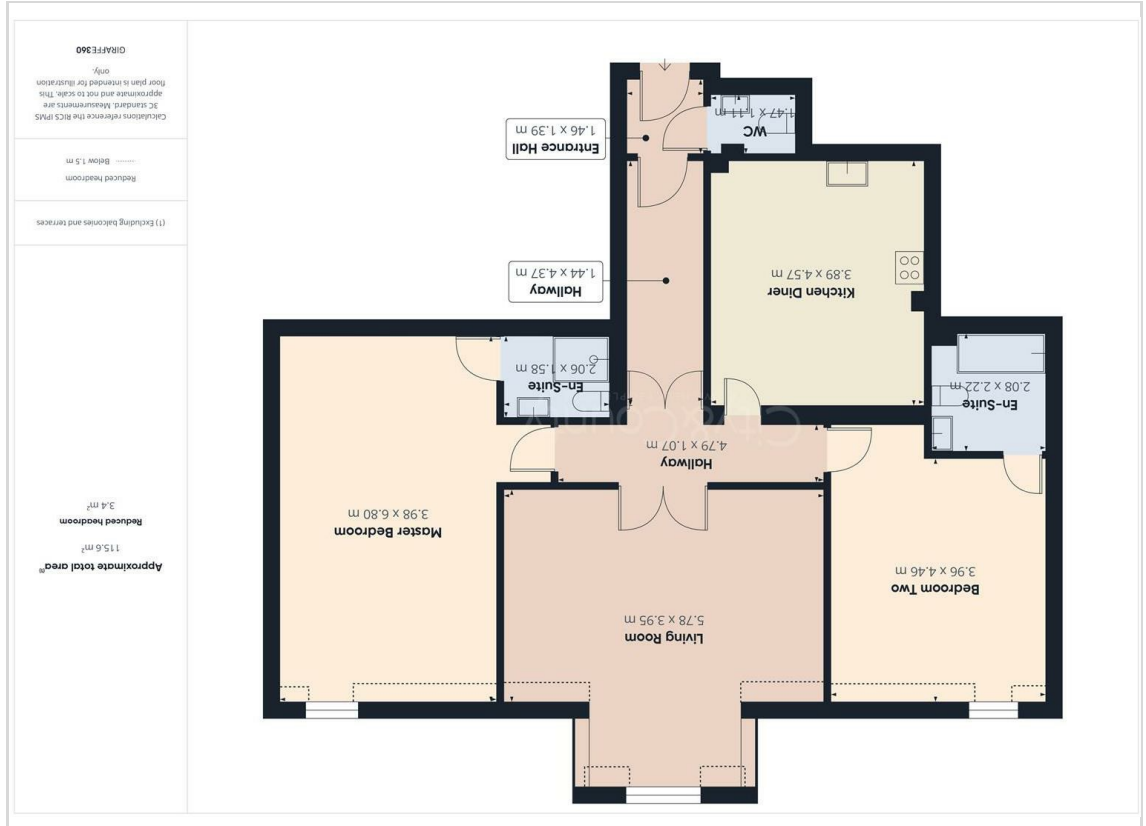
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Efficiency Rating	Current Rating
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Some energy efficiency - lower running costs	D
Not very energy efficient - higher running costs	E
Very poor energy efficiency - higher running costs	F
Very poor energy efficiency - higher running costs	G

Energy Efficiency Graph



Area Map



Floor Plan

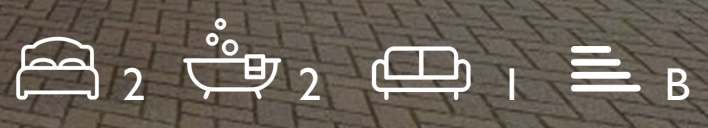
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Thorpe Road
Peterborough, PE3 6JH

£250,000 - Leasehold , Tax Band - C



Thorpe Road

Peterborough, PE3 6JH

A rare opportunity to purchase a stunning penthouse apartment in the heart of Peterborough city centre, just a short walk from the train station. This expansive and beautifully appointed home offers two large double bedrooms, a spacious living room and kitchen dining room, and both bedrooms boasting their own en-suites. Finished to a high standard throughout, the penthouse also benefits from lift access, an abundance of parking, and landscaped communal gardens ideal for entertaining. Offered with no forward chain, this luxurious property is perfectly suited to professionals, downsizers, or those seeking an elegant city home. Virtual tour available.

Set within the prestigious Jubilee Mansions development, this exceptional penthouse apartment combines modern luxury with unrivalled convenience. The generous layout opens with a welcoming entrance hall leading through to a sleek, fully fitted kitchen and a striking living room and kitchen/dining area, bathed in natural light. The property boasts two well-proportioned double bedrooms, including a superb master suite with en-suite shower room, while the second bedroom is served by a stylish en-suite also. A separate utility room adds further practicality, ensuring the home balances elegance with everyday ease. Residents enjoy a host of additional benefits including plentiful parking, secure entry, and beautifully maintained communal gardens — a fantastic space for relaxing or social gatherings. Lift access throughout the building makes the apartment effortlessly accessible. Positioned in the very heart of Peterborough, this penthouse places shops, restaurants, and the train station all within walking distance, offering a direct connection to London in under an hour. Offered with no forward chain, it presents an unmissable opportunity for those seeking a luxury city lifestyle.

Entrance Hall

1.46 x 1.39 (4'9" x 4'6")

WC

1.47 x 1.11 (4'9" x 3'7")

Hallway

1.44 x 4.37 (4'8" x 14'4")

Hallway

4.79 x 1.07 (15'8" x 3'6")

Living Room

5.78 x 3.95 (18'11" x 12'11")

Kitchen Diner

3.92 x 4.57 (12'10" x 14'11")

Master Bedroom

3.98 x 6.80 (13'0" x 22'3")

En-Suite To Master Bedroom

2.06 x 1.58 (6'9" x 5'2")

Bedroom Two

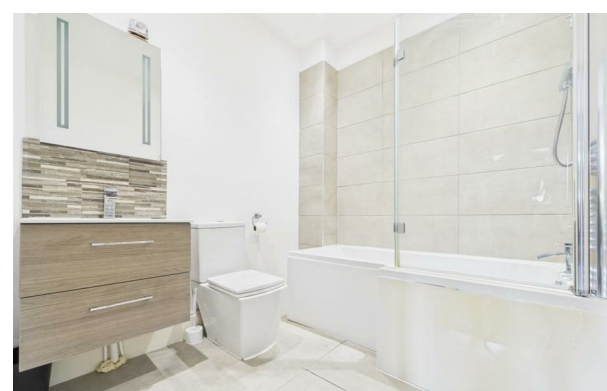
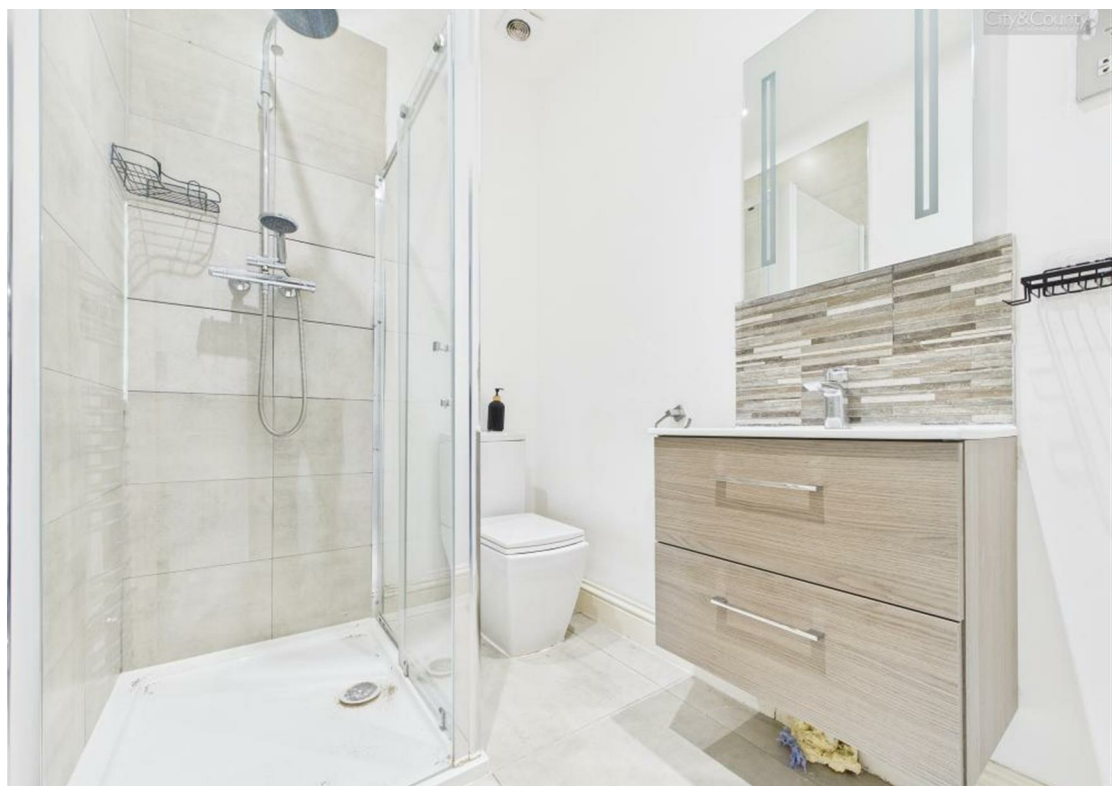
3.96 x 4.46 (12'11" x 14'7")

En-Suite To Bedroom Two

2.08 x 2.22 (6'9" x 7'3")

EPC - B

84/84



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 - upon completion of a sale the lease will have been extended to 999 years of which solicitors will deal with.

Ground rent £150 per annum

Service charge £1900 per annum

IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: Lift 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: TBC
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: Not Known
- Business from property NOT allowed: Not Known
- Property subletting: Not Known
- Tree preservation order: No
- Other: Not Known
- Right of way public: Not Known
- Right of way private: Not Known
- Registered easements: Not Known
- Shared driveway: Yes
- Third party loft access: Not Known
- Third party drain access: Not Known
- Other: Not Known
- Parking: Communal Car Park Allocated Space
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: TBC
- Internet Speed: up to 1000Mbps
- 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.

