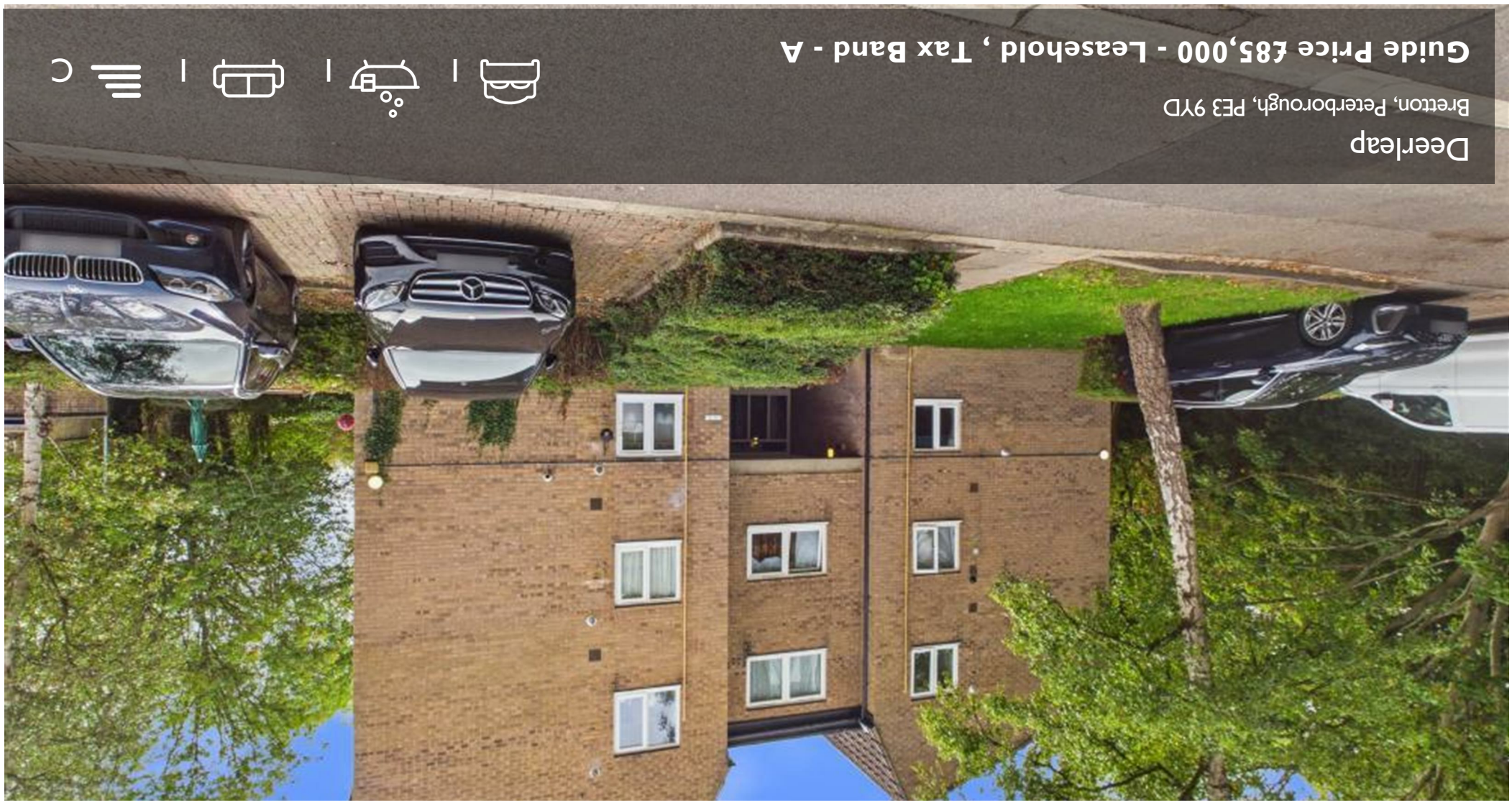


Deerleap

Bretton, Peterborough, PE3 9YD

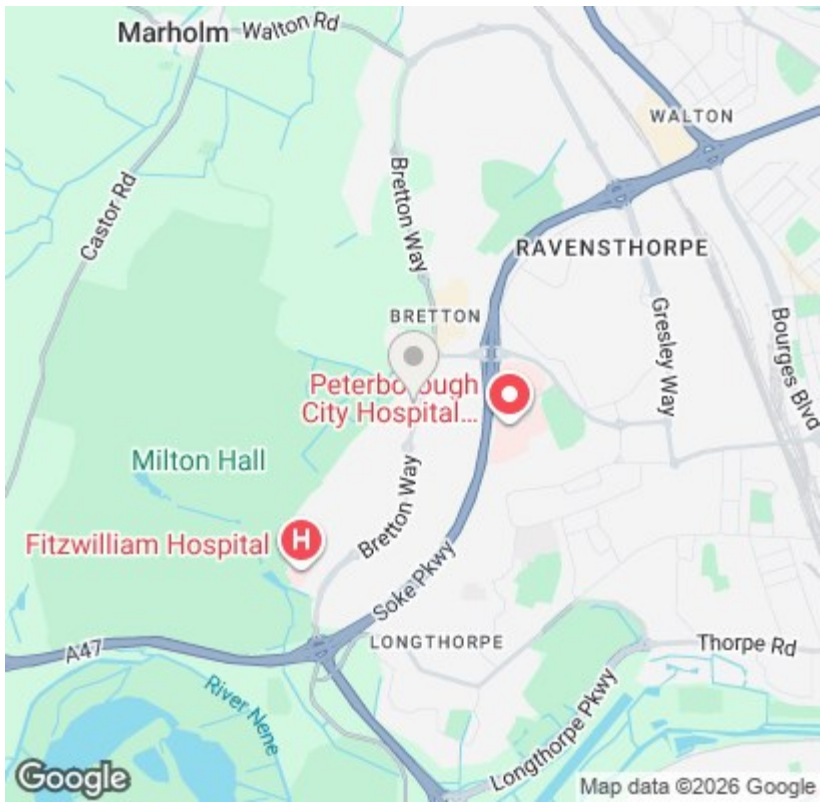
Guide Price £85,000 - Leasehold , Tax Band - A

C

Floor Plan



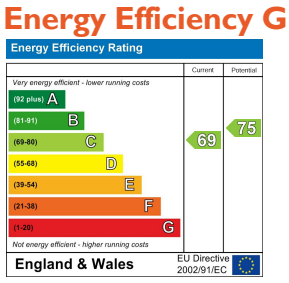
Area Map



Viewing

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.

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 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 licencing 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.

Deerleap

Bretton, Peterborough, PE3 9YD

** GUIDE PRICE £85,000 - £95,000 **

Nestled in the peaceful surrounds of Deerleap, Bretton, this beautifully refurbished ground floor apartment offers stylish, move-in ready accommodation just a short walk from local hospitals. Boasting a brand new heating system, upgraded electrics, a high spec kitchen, and the benefit of a single garage, this is a superb opportunity not to be missed.

This beautifully refurbished ground floor apartment is tucked away in the peaceful setting of Deerleap, Bretton, Peterborough, offering the added convenience of being just a short walk from local hospitals, making it an ideal choice for medical professionals or anyone valuing easy access to healthcare facilities. Entry to the building is via a secure access intercom system from the communal entrance, leading through to your own private entrance hall which welcomes you into the property and sets the tone for the quality finish found throughout. From here, the hall opens into a wonderfully spacious and versatile living/dining/bedroom area, flooded with natural light and offering flexible living arrangements to suit a variety of lifestyles. Adjacent to this is the high spec fitted kitchen, thoughtfully designed with an integrated oven and ample storage and worktop space, perfect for those who enjoy cooking and entertaining. The stylish bathroom completes the accommodation and benefits from a useful utility cupboard housing a washer and dryer, keeping laundry facilities neatly tucked away and maximising the living space elsewhere in the flat. Practically, the apartment has been thoughtfully upgraded with a brand new gas central heating system and an upgraded electrical consumer unit, offering complete peace of mind and ensuring the home is both efficient and safe for years to come. Externally, residents benefit from ample communal parking surrounding the building, along with the added bonus of a single garage in block, providing secure additional storage or parking, making this a fantastic, move-in ready home in a quiet and highly convenient location.

Entrance Hall
2.19 x 1.04 (7'2" x 3'4")

Living/Dining/Bedroom
3.37 x 5.66 (11'0" x 18'6")

Kitchen
3.16 x 1.97 (10'4" x 6'5")

Bathroom
2.21 x 1.72 (7'3" x 5'7")

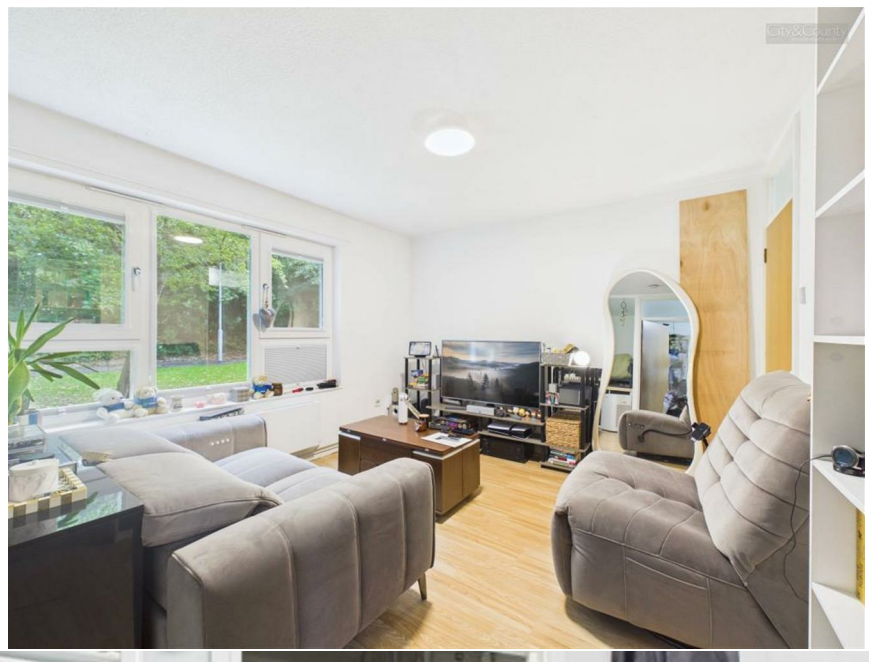
Garage
2.97 x 5.27 (9'8" x 17'3")

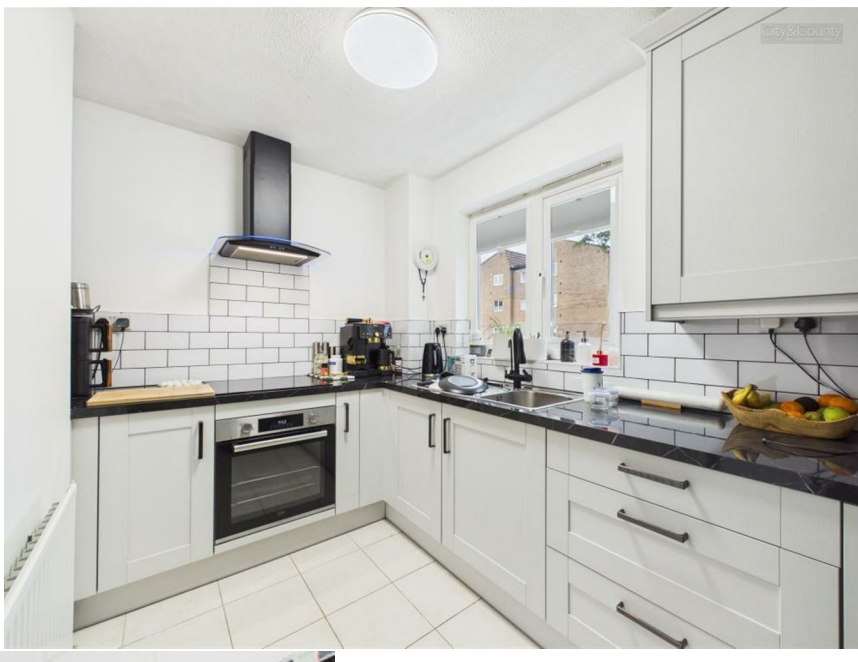
EPC - C
69/75

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 - 101 years
Ground rent and Service Charge £2676

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 (answer yes if there are restrictions, eg does not allow pets): 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 No Allocated Space, Garage En Bloc
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, 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.