

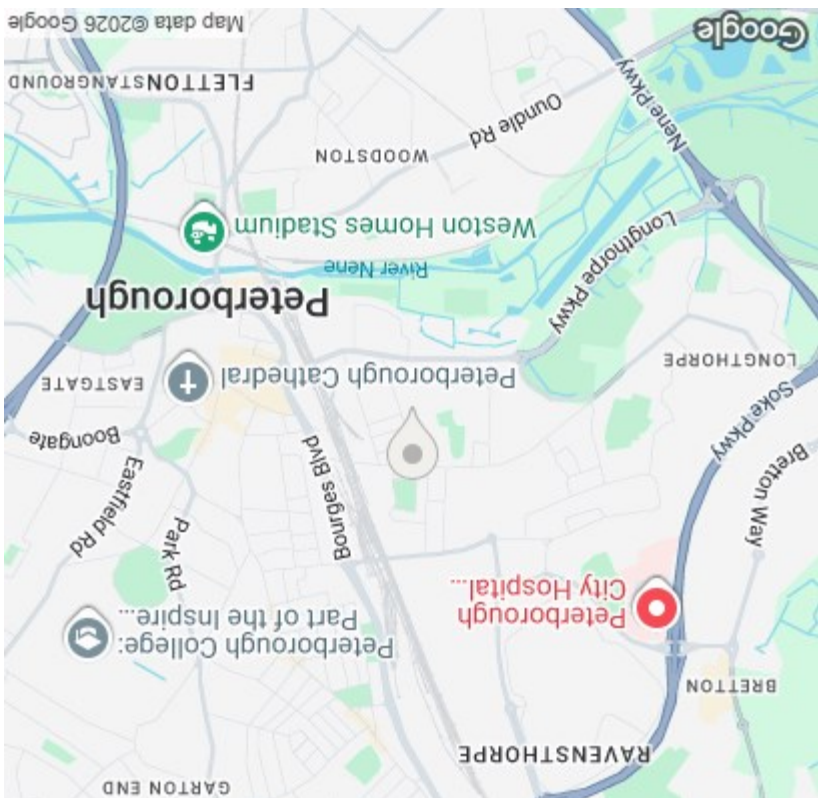
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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.

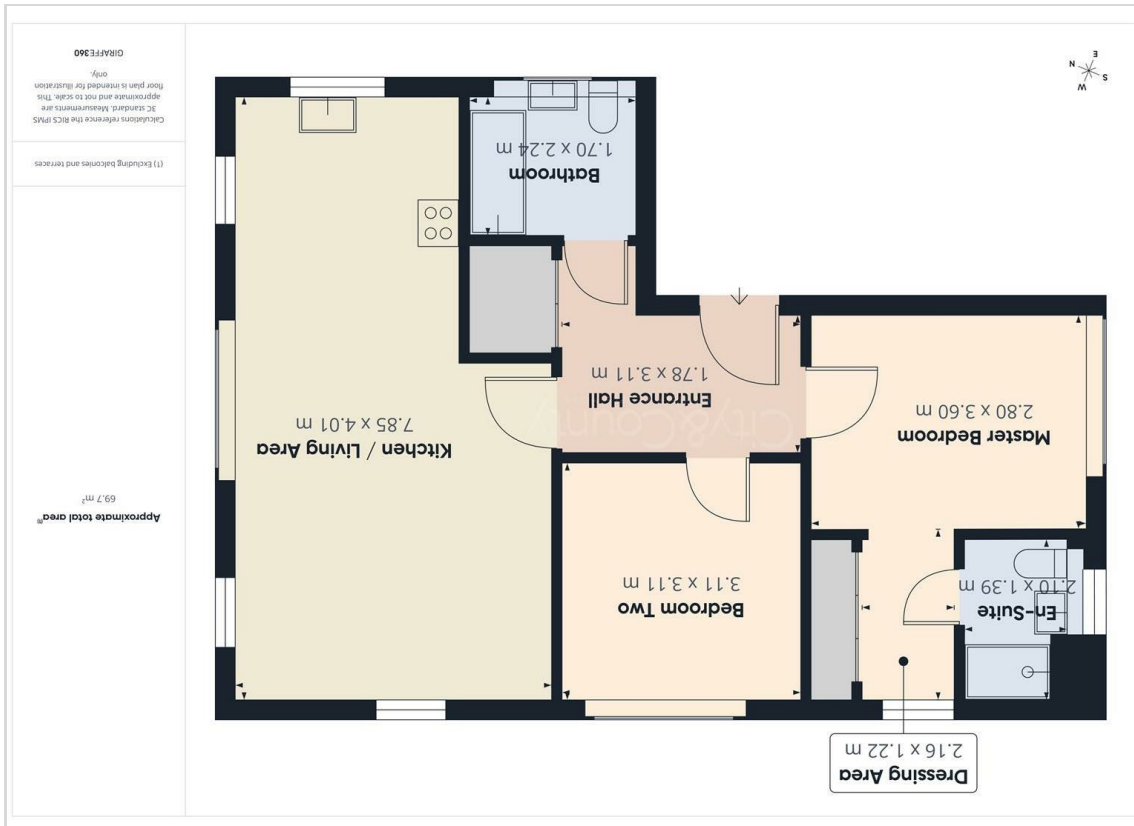
| Energy Efficiency Rating | |
|--------------------------|----------------|
| Current Rating | Minimum Rating |
| A (92-100) | A (81-91) |
| B (81-91) | B (69-80) |
| C (69-80) | C (55-68) |
| D (55-68) | D (39-54) |
| E (39-54) | E (21-38) |
| F (21-38) | F (9-20) |
| G (9-20) | G (1-8) |

England & Wales
 EPC Rating 2020/1/EC
 The energy efficient - lower running costs

Energy Efficiency Graph



Area Map



Floor Plan



Bentley Grove

West Town, Peterborough, PE3 6GY

£165,000 - Leasehold , Tax Band - B



Bentley Grove

West Town, Peterborough, PE3 6GY

A well presented two bedroom apartment located in the heart of Peterborough city centre, offered with no forward chain and benefiting from off road parking. Ideally positioned within walking distance of the train station, this property features a spacious open plan kitchen, dining and living area, a master bedroom with en-suite and dressing area, a second bedroom, and a modern family bathroom. Perfect for first time buyers, downsizers or commuters, with a virtual tour available and the property remaining marketed until exchange.

Situated in the sought after Bentley Grove development, this attractive two bedroom apartment offers convenient city centre living with excellent transport links close by. The property is offered with no forward chain, making it an ideal opportunity for buyers looking for a smooth and swift purchase. Upon entering, the entrance hall provides access to all rooms and a practical layout throughout. The standout feature is the generous open plan kitchen, dining and living space, designed to create a bright and sociable environment, ideal for both everyday living and entertaining.

The master bedroom is well proportioned and benefits from its own en-suite shower room along with a dedicated dressing area, adding a touch of luxury and practicality. The second bedroom offers flexibility for guests, a home office or additional living space. A modern family bathroom serves the rest of the apartment. Externally, the property benefits from off road parking and is perfectly positioned within walking distance of Peterborough train station, making it particularly appealing for commuters. This apartment presents an excellent opportunity for first time buyers, downsizers or investors seeking a centrally located property with strong rental appeal.

Entrance Hall

1.78 x 3.11 (5'10" x 10'2")

Kitchen/Living Area

7.85 x 4.01 (25'9" x 13'1")

Master Bedroom

2.80 x 3.60 (9'2" x 11'9")

Dressing Area To Master Bedroom

2.16 x 1.22 (7'1" x 4'0")

En-Suite To Master Bedroom

2.10 x 1.39 (6'10" x 4'6")

Bedroom Two

3.11 x 3.11 (10'2" x 10'2")

Bathroom

1.70 x 2.24 (5'6" x 7'4")

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 - 116 years

Ground rent £TBC

Service charge £TBC

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: 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: Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: TBC
Internet connection: TBC
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, 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.

