



Bayard Apartments Broadway Peterborough PE1 1RT

Guide Price
£230,000 - £250,000



Property Description

ARCHITECT- LED DESIGN, PANORAMIC SKYLINE VIEWS AND CONTEMPORARY PENTHOUSE LIVING.

This exceptional two-bedroom penthouse combines bespoke design, luxury finishes and modern city living.

Step inside and you'll immediately appreciate the attention to detail, with a home that feels truly individual. At its heart is an impressive open-plan living and kitchen space, perfectly suited to both entertaining and relaxing, complemented by a stylish fitted kitchen with a range of integrated appliances.

One of the apartment's most striking features is its incredible 64 tinted windows, flooding the accommodation with natural light and providing fantastic views across the Peterborough skyline, creating an ever-changing backdrop to this remarkable home.

The accommodation includes two beautifully appointed bedrooms arranged across different levels. The principal bedroom occupies an impressive mezzanine level overlooking the living accommodation below, creating a wonderful sense of space and architectural individuality. The second bedroom benefits from a three-piece en-suite shower room, complemented by a separate contemporary three-piece bathroom.

Comfort has also been carefully considered, with an air source heating system and air conditioning, while residents enjoy access to a gym and cinema room, adding to the lifestyle on offer.

Completing this impressive home is private, secure underground parking, providing convenience and peace of mind.

Open Plan Living Area

A spectacular open-plan living space incorporating the lounge, kitchen and second bedroom, surrounded by 64 tinted windows that flood the area with natural light and create a truly striking architectural statement.

Lounge Area

Walnut-effect Quick-Step laminate flooring with elegant gold inlay detailing flows seamlessly throughout the entire ground floor. Wall-mounted heater, air conditioning unit and media point with TV and satellite connections. Door to a useful storage cupboard housing the air source heat pump and water tank, smooth ceiling, staircase to first floor bedroom and open access into the kitchen area.

Kitchen

Beautifully appointed with a range of contemporary wall and base-level units, enhanced by concealed lighting and finished with granite worktops and matching splashbacks. One-and-a-half bowl single drainer sink with mixer tap over, alongside an extensive range of integrated appliances including oven, grill, four-ring hob with extractor, dishwasher, washer/dryer and fridge/freezer. Open access flows through to the second bedroom area.

Bathroom

Comprising a contemporary three-piece suite including bath with mixer tap, shower attachment and fitted shower screen, wash hand basin with mixer tap and tiled splashback, and WC with dual flush. Heated towel rail, ceramic tiled flooring, smooth ceiling with extractor fan and two UPVC double-glazed windows to the front.

Bedroom Two Area

TV point, wall-mounted heater and smooth ceiling with mains-fed smoke alarm. Door providing access to the private en-suite.

En Suite

Stylishly appointed with a contemporary three-piece suite comprising shower cubicle with mains-fed shower, wash hand basin with mixer tap and tiled splashback, and dual-flush WC. Further complemented by a heated towel rail, ceramic tiled flooring, smooth ceiling with recessed lighting & extractor and UPVC double-glazed windows to the front.

First Floor Main Bedroom

A stunning solid marble feature wall creates an immediate focal point, complemented by an open wardrobe area and impressive vaulted ceiling with recessed lighting. The elevated position enjoys spectacular views across the apartment and out towards the Peterborough skyline.

Gym

Residents benefit from private access to an exclusive on-site gym, featuring a selection of exercise and fitness equipment.

Cinema Room

For the ultimate night in, residents enjoy private access to an exclusive cinema room, available to book by appointment.

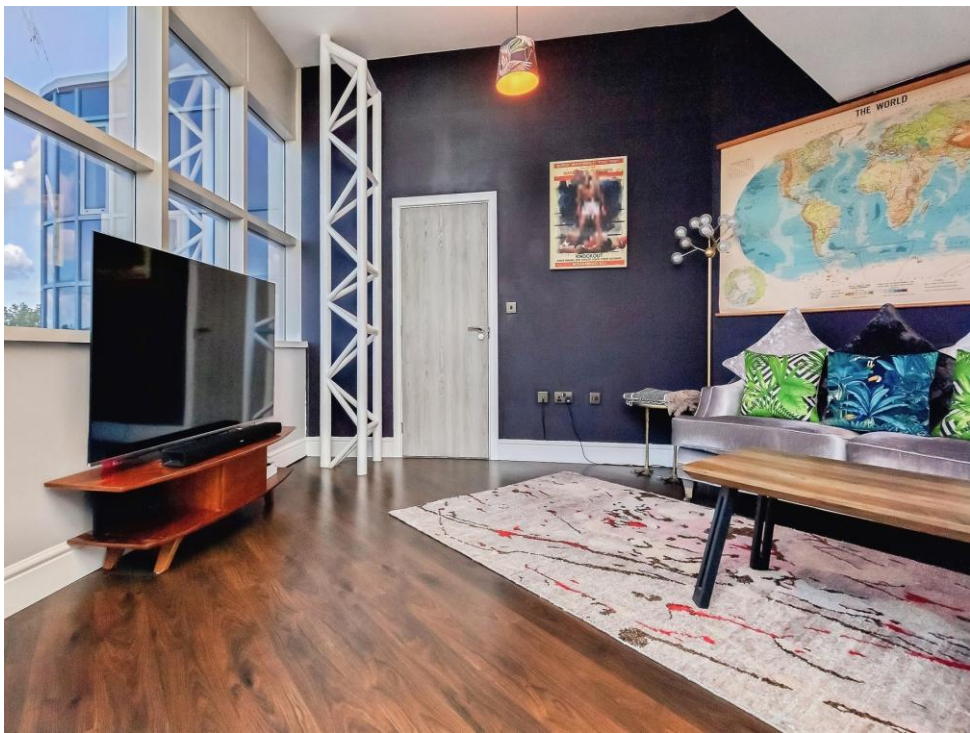
Underground Private Parking

Residents benefit from secure private underground parking, providing convenient and protected parking within the development and adding to the exclusivity of this exceptional penthouse.

Agents Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

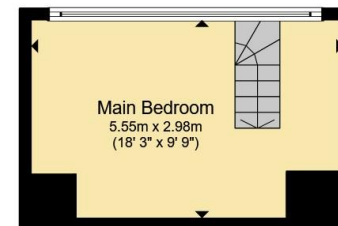








Ground Floor



First Floor

Total floor area 90.5 m² (974 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Unit 6 Staniland Way Werrington
PETERBOROUGH PE4 6NA

EPC Rating: D Council Tax
Band: C

Service Charge:
1131.00

Ground Rent:
178.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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