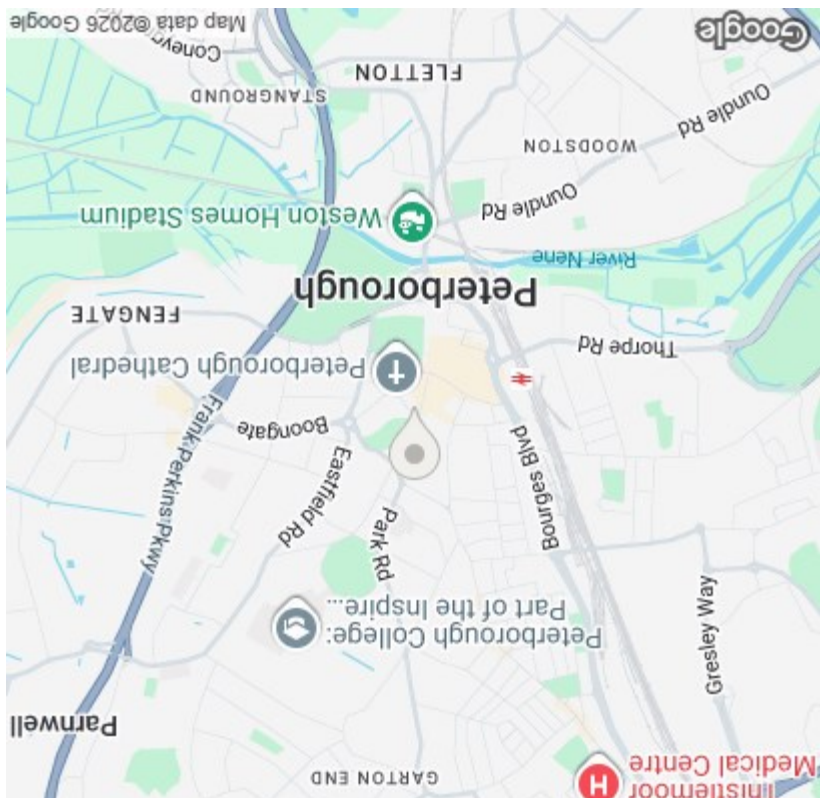


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (79-92)
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 (13-20)
G (13-20)	G (1-12)

England & Wales  
EU Directive  
2002/91/EC  
The energy efficiency - higher energy class

Energy Efficiency Graph



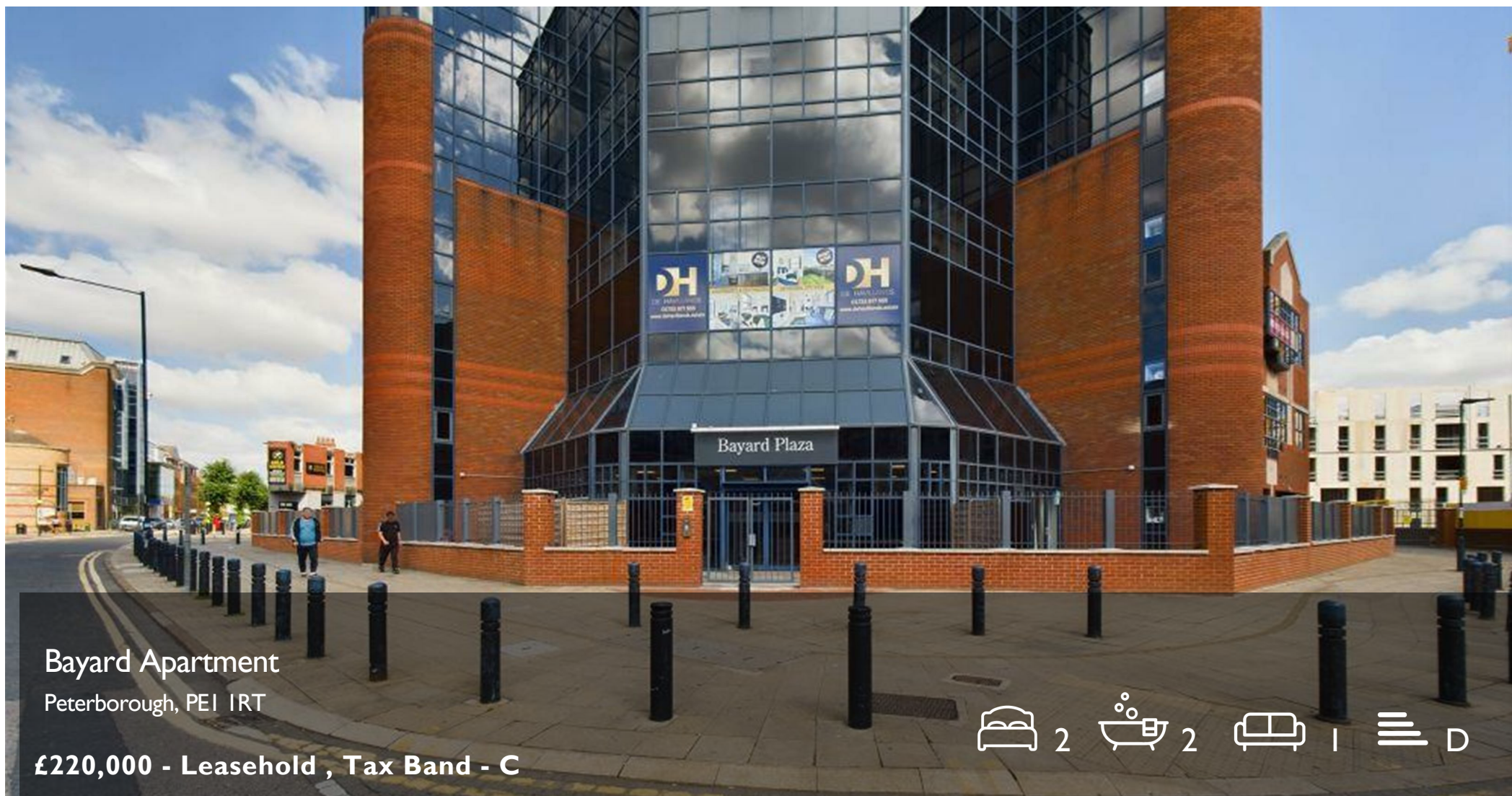
Area Map



Floor Plan

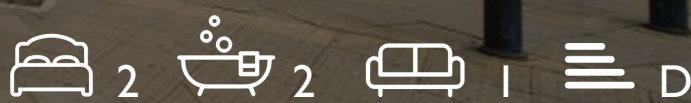
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**



Bayard Apartment  
Peterborough, PE1 1RT

£220,000 - Leasehold , Tax Band - C



# Bayard Apartment

Peterborough, PE1 1RT

Two Bedroom Third Floor Luxury Apartment offered with no forward chain, located in the highly sought-after Bayard Apartments development. Buyers can take advantage of incredible incentives including stamp duty paid by the developer (for both investment and residential buyers), free legals, and a 5% deposit contribution. The apartment benefits from underground private parking with electric gated access, exclusive resident facilities including a cinema room and gym, as well as lift access throughout the building. Inside, the property boasts a spacious open plan living/dining area with a modern fitted kitchen, two double bedrooms including a master with built-in wardrobes and en-suite, plus a separate three-piece family bathroom. Ideally situated in a prime city centre location, just a short walk from Peterborough Station, Central Park and a wide range of local amenities. Virtual tour available.

Located within the prestigious Bayard Apartments development in Peterborough city centre, this stunning third floor apartment combines modern luxury living with unrivalled convenience. The accommodation features a bright and spacious open plan living and dining area with access to a contemporary fitted kitchen, ideal for both entertaining and everyday living. A useful pantry provides additional storage space. There are two well-proportioned double bedrooms, with the master bedroom benefiting from built-in wardrobes and a stylish three-piece en-suite shower room. The second bedroom is served by a separate three-piece family bathroom fitted with a panelled bath, WC and wash hand basin. Residents of Bayard Apartments enjoy exclusive access to a private cinema room and fully equipped gym, while secure underground parking with electric gated entry provides added peace of mind. The development also benefits from lift access to all floors.

Perfectly positioned in the heart of the city, the property is within walking distance of Peterborough train station with fast links to London, as well as Central Park shops, bars, restaurants and local amenities. Offered with no forward chain and with generous developer incentives including stamp duty paid, free legals and a deposit contribution, this property presents a fantastic opportunity for both first-time buyers and investors alike.

**Living/Dining Area**  
4.93 x 7.24 (16'2" x 23'9")

**Kitchen**  
2.37 x 2.46 (7'9" x 8'0")

**Pantry**

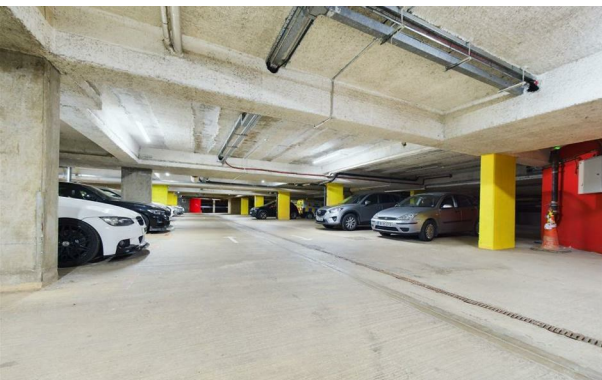
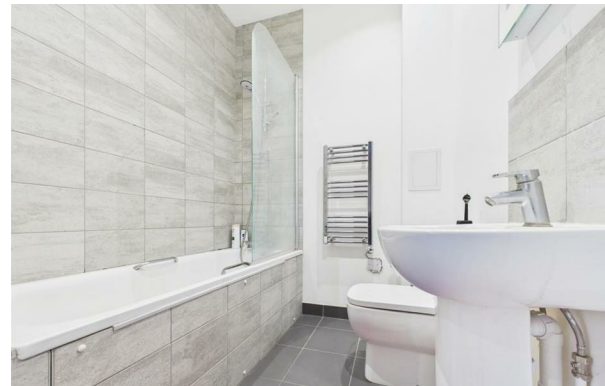
**Master Bedroom**  
3.57 x 2.88 (11'8" x 9'5")

**En-Suite To Master Bedroom**  
1.46 x 1.78 (4'9" x 5'10")

**Bedroom Two**  
3.46 x 3.01 (11'4" x 9'10")

**Bathroom**  
1.80 x 1.77 (5'10" x 5'9")

**EPC - D**  
56/56



**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 - 996 years  
Ground rent £0 per annum  
Service charge £1200 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: 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: Underground Parking - Allocated Space
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Electric Mains
- Internet connection: Cable
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, O2 - Great, 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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL.**