

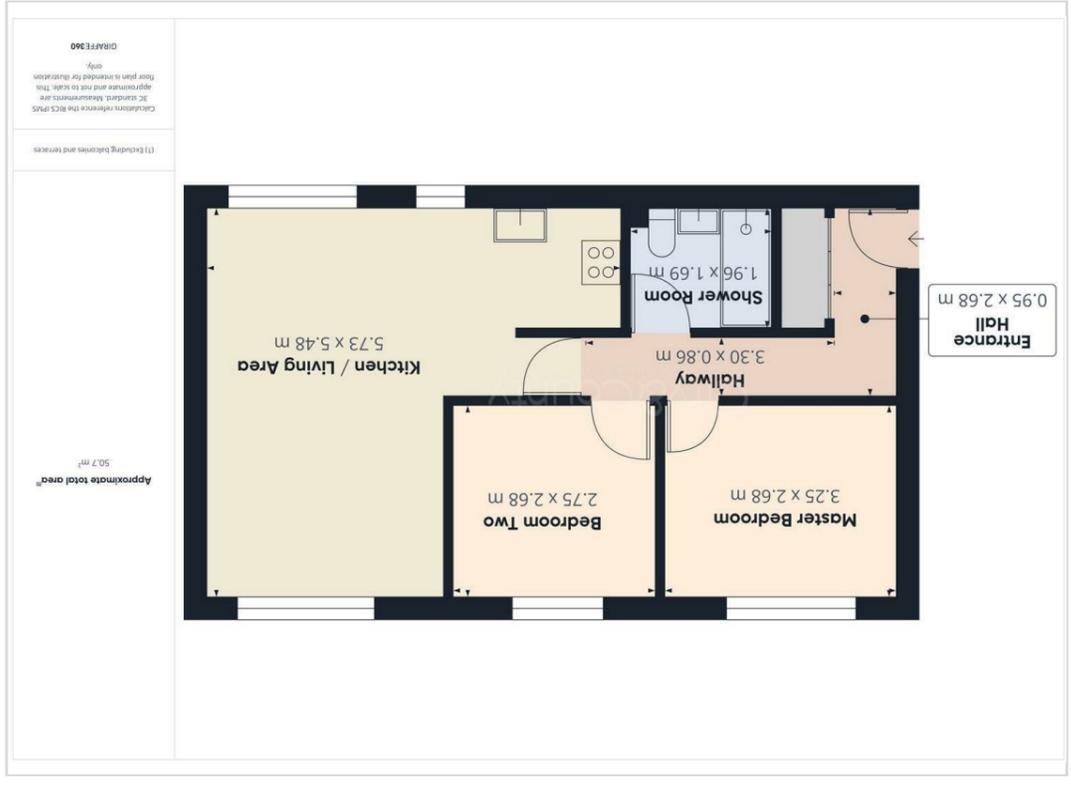
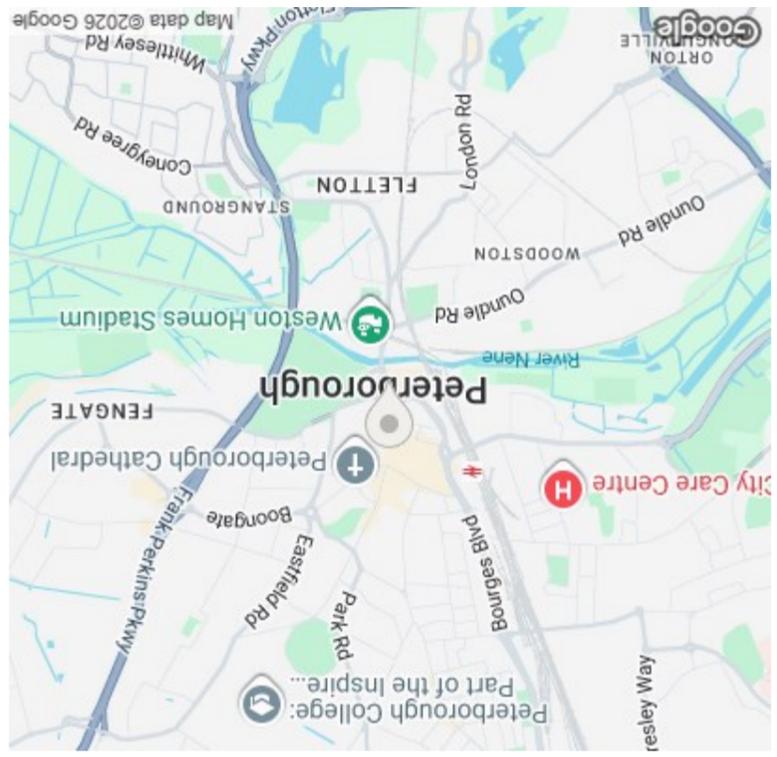
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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	Very Energy Efficient - lower energy costs
A	79-100
B	69-78
C	59-68
D	49-58
E	39-48
F	29-38
G	1-28

EU Directive 2002/91/EC
 For energy ratings - higher energy costs

Energy Efficiency Graph



Viersen Platz
 Peterborough, PE1 1ER

Offers In Excess Of £99,950 - Leasehold , Tax Band - C

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Viersen Platz Peterborough, PE1 1ER

Situated in the popular Burlington House at Viersen Platz, this beautifully updated third-floor apartment combines modern living with an unbeatable City Centre location. Immaculately presented and ready to move straight into, it offers stylish, low-maintenance accommodation ideal for professionals, first-time buyers, or investors alike.

Located on the third floor of Burlington House in the heart of Peterborough City Centre, this stylish apartment offers a superb balance of modern comfort and city convenience. Having undergone a comprehensive scheme of improvements during its current ownership—including a new kitchen, shower room, flooring, heating, and windows—it is presented in excellent condition and ready for immediate occupation. The accommodation comprises an entrance hall leading through to a central hallway, providing access to two well-proportioned bedrooms and a contemporary shower room. The heart of the home is the impressive open-plan kitchen and living area, a bright and versatile space ideal for both relaxation and entertaining. Offered for sale with no forward chain, this property represents an excellent opportunity for first-time buyers, professionals, or investors seeking a turnkey city apartment in a prime location.

Entrance Hall
0.95 x 2.68 (3'1" x 8'9")

Hallway
3.30 x 0.86 (10'9" x 2'9")

Kitchen/Living Area
5.73 x 5.48 (18'9" x 17'11")

Master Bedroom
3.25 x 2.68 (10'7" x 8'9")

Shower Room
1.96 x 1.69 (6'5" x 5'6")

Bedroom Two
2.75 x 2.68 (9'0" x 8'9")

EPC - C
72/81

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 - 85 years

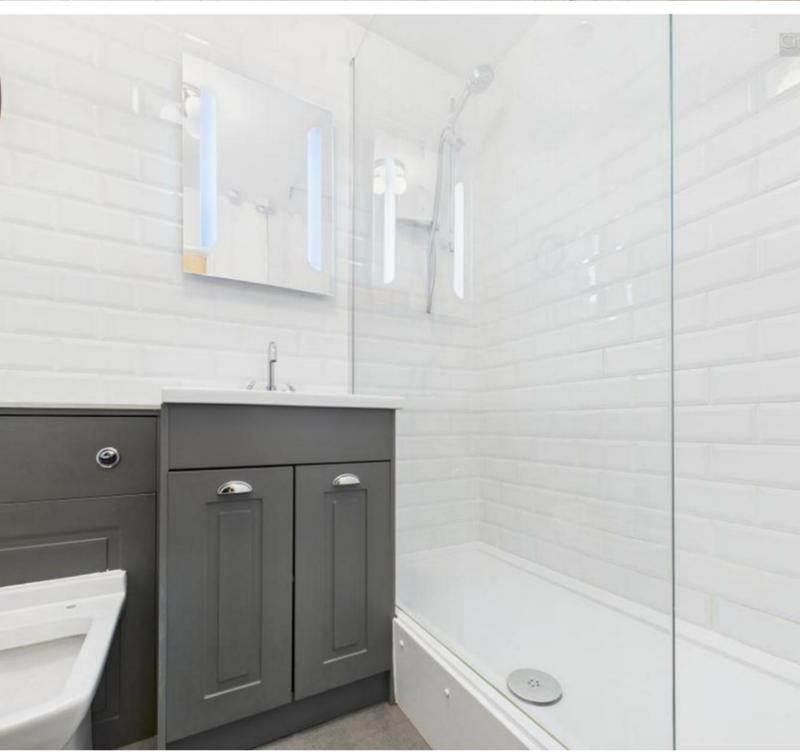
Ground rent £250 per annum

Service charge £2085.66 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: Yes
 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 Allocated Space
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Electric Room Heaters
 Internet connection: Cable
 Internet Speed: up to 1000Mbps
 Mobile Coverage: EE - Great, O2 - Excellent, 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