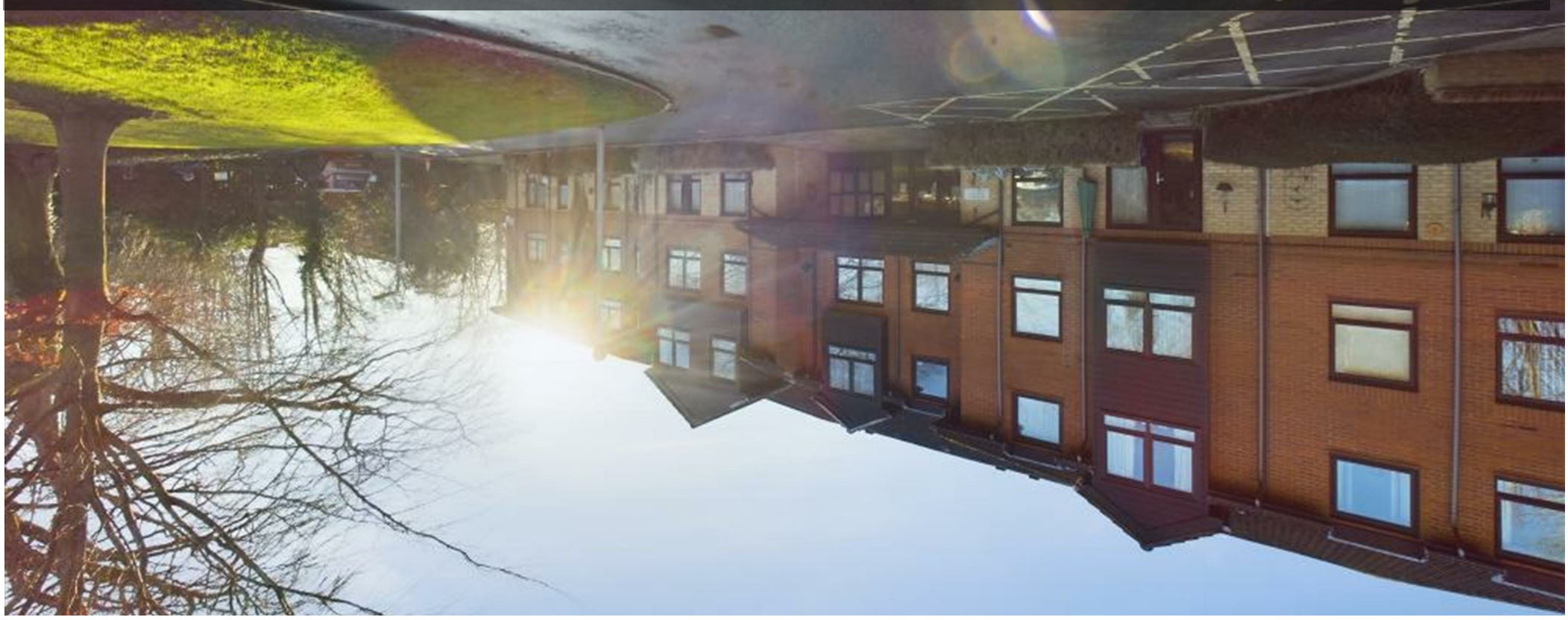
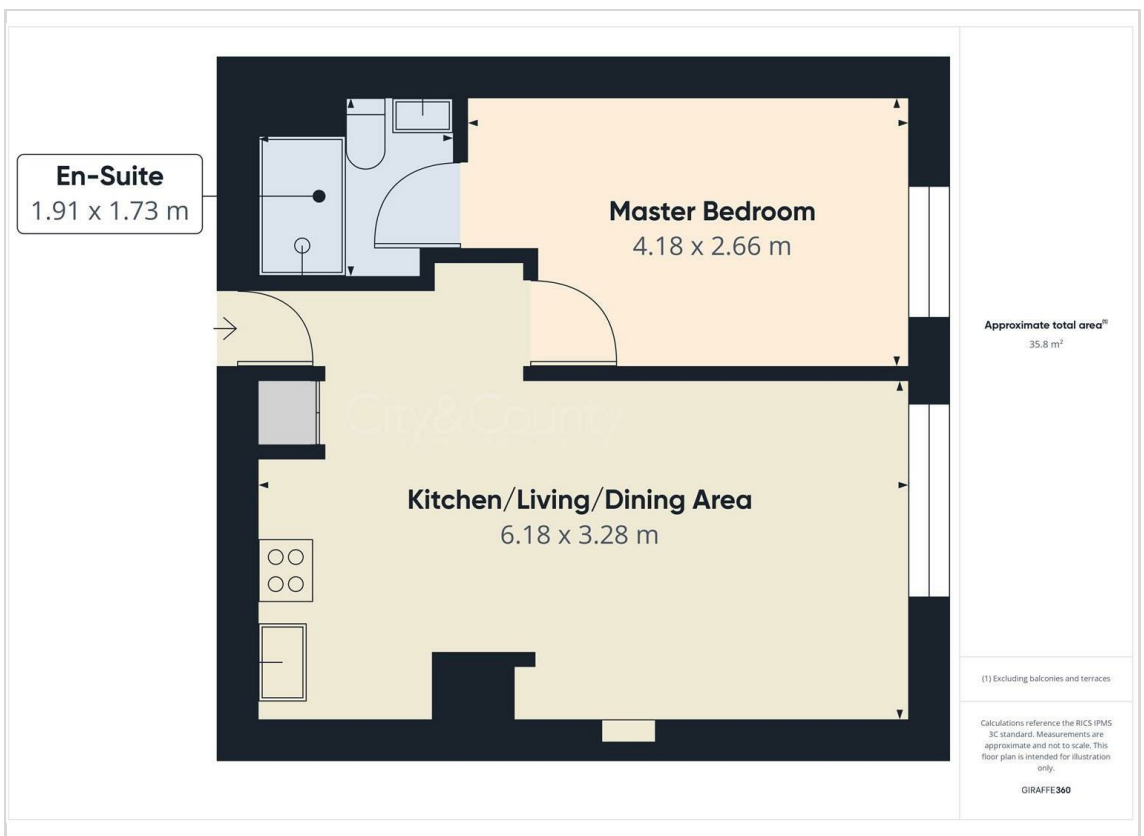


Heritage Court

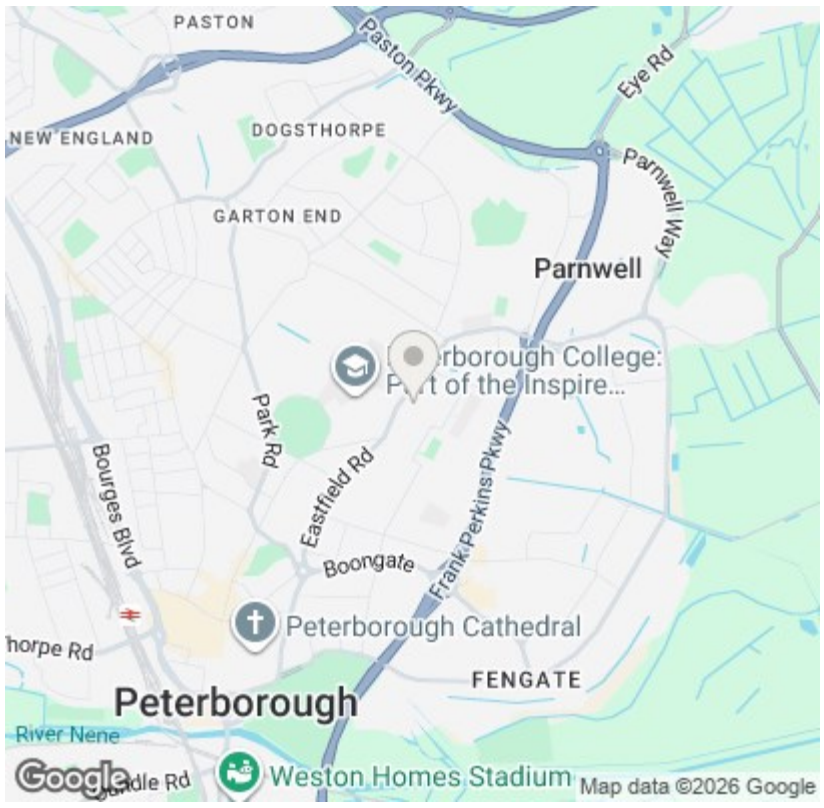
Peterborough, PE1 4RB

Offers In Excess Of £50,000 - Leasehold, Tax Band - A

Floor Plan



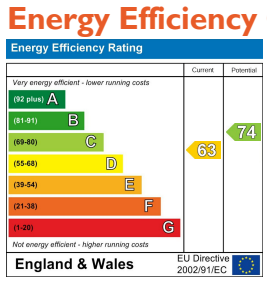
Area Map



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.

Heritage Court

Peterborough, PE1 4RB

Heritage Court in Peterborough offers a wonderful opportunity for the over 55s, with this immaculate serviced accommodation apartment available with no forward chain. Designed with comfort and convenience in mind, the property features a stylish open-plan living space and a master bedroom complete with its own en-suite. Residents benefit from allocated parking, beautifully maintained communal gardens and shared facilities, all within a welcoming community setting. Perfectly positioned in the heart of the city centre, the apartment enjoys easy access to local amenities and excellent transport links, making it an ideal choice for those seeking both independence and support in later life.

This beautifully presented apartment in Heritage Court, Peterborough, is an excellent option for the over 55s, offering a blend of modern comfort and convenience within a highly desirable city centre location. The property is in immaculate condition throughout and benefits from no forward chain, making it an attractive and straightforward purchase. The heart of the home is a bright and spacious open-plan kitchen, living and dining area, designed to create a welcoming and versatile space for both everyday living and entertaining. The master bedroom is well proportioned and complemented by a private en-suite shower room, providing both comfort and privacy. Residents of Heritage Court enjoy a thoughtfully designed community environment, with access to beautifully maintained communal gardens and shared facilities, perfect for socialising or relaxing outdoors. The property also comes with allocated parking, ensuring convenience for both residents and visitors. Situated in the city centre, this apartment offers the best of urban living with local shops, amenities, and excellent transport links all close at hand. It provides the perfect balance of independence and support, making it an ideal choice for those seeking a secure and low-maintenance lifestyle in later years.

Kitchen/Living/Dining Area
6.18 x 3.28 (20'3" x 10'9")

Master Bedroom
4.18 x 2.66 (13'8" x 8'8")

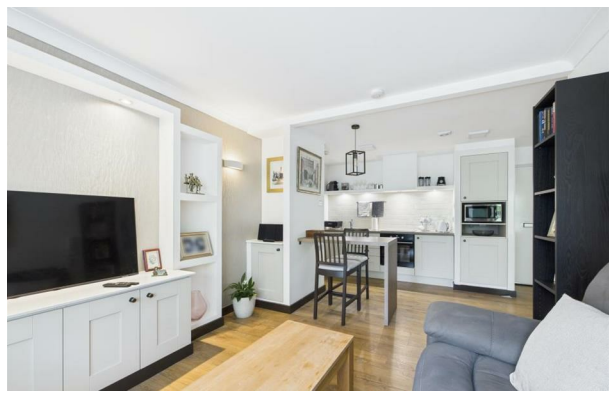
En-Suite To Master Bedroom
1.91 x 1.73 (6'3" x 5'8")

EPC - D
63/74

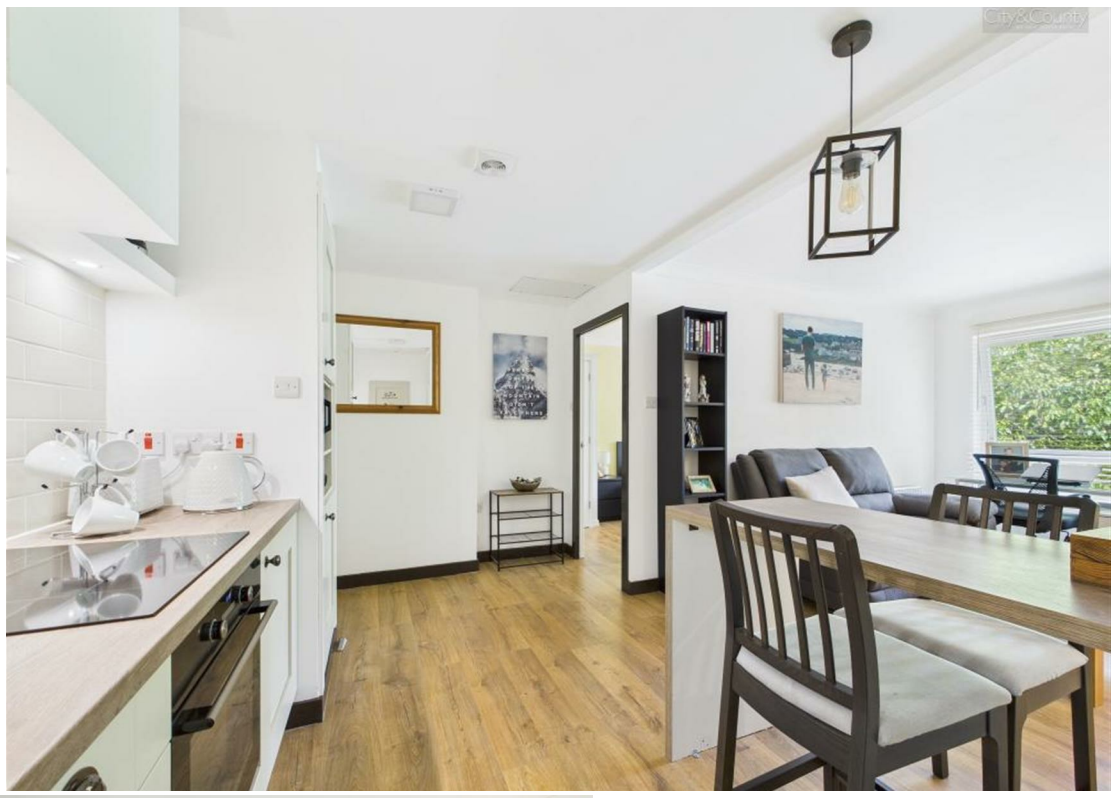
Teniure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 59 years
Ground rent £190 per annum
Service charge £3252 per annum

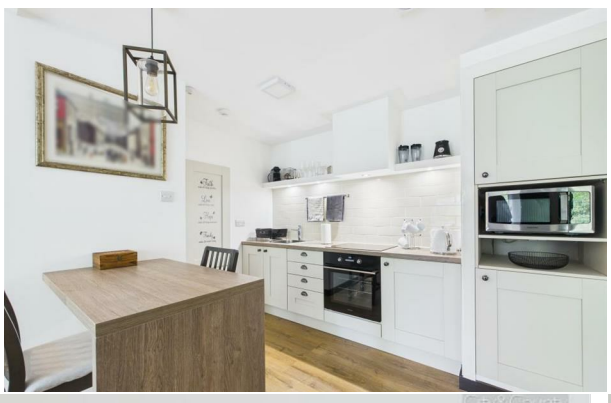


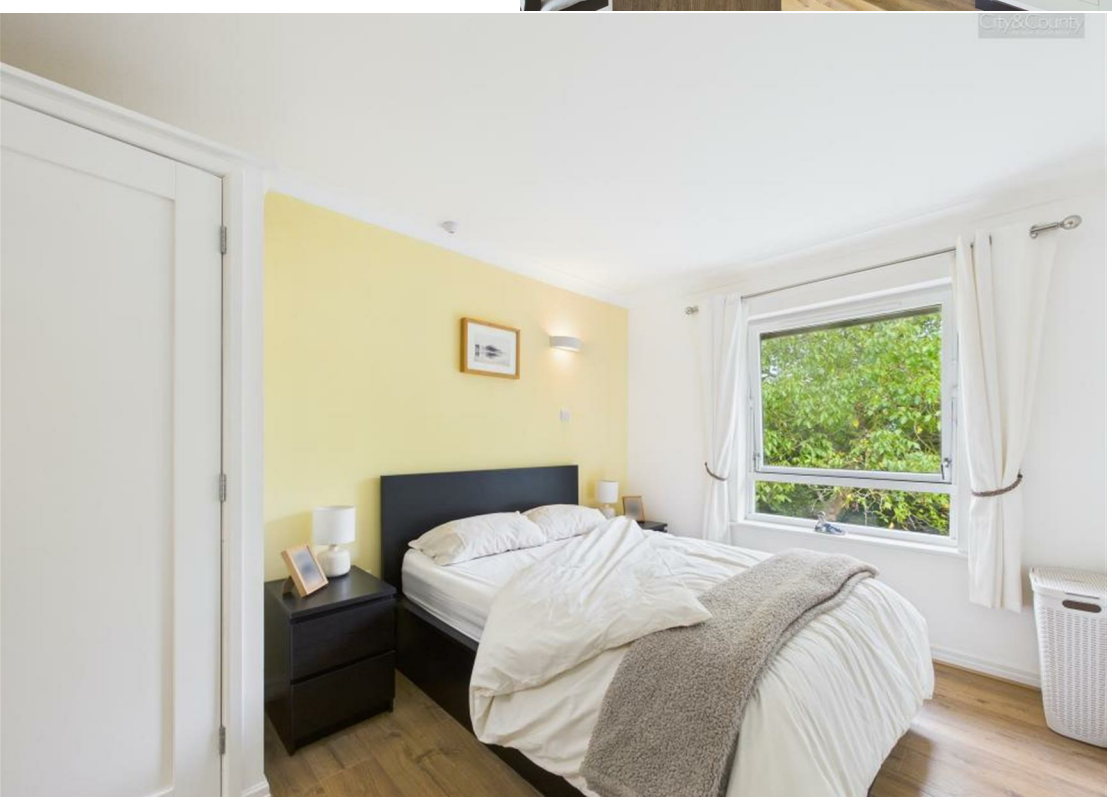


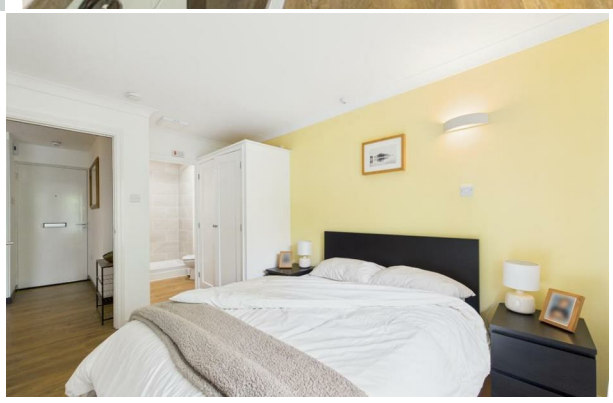


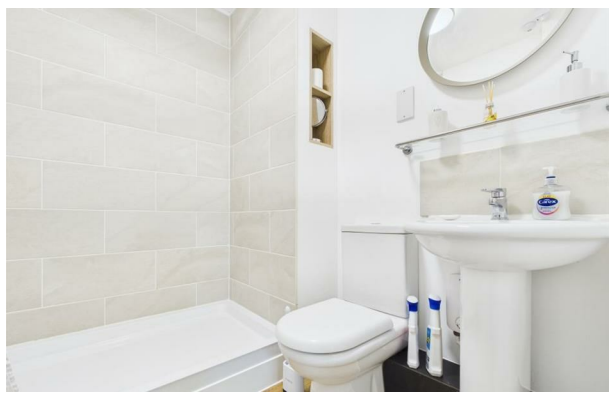


















IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lift Access, Wheelchair Accessible, Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
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: Residents Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL