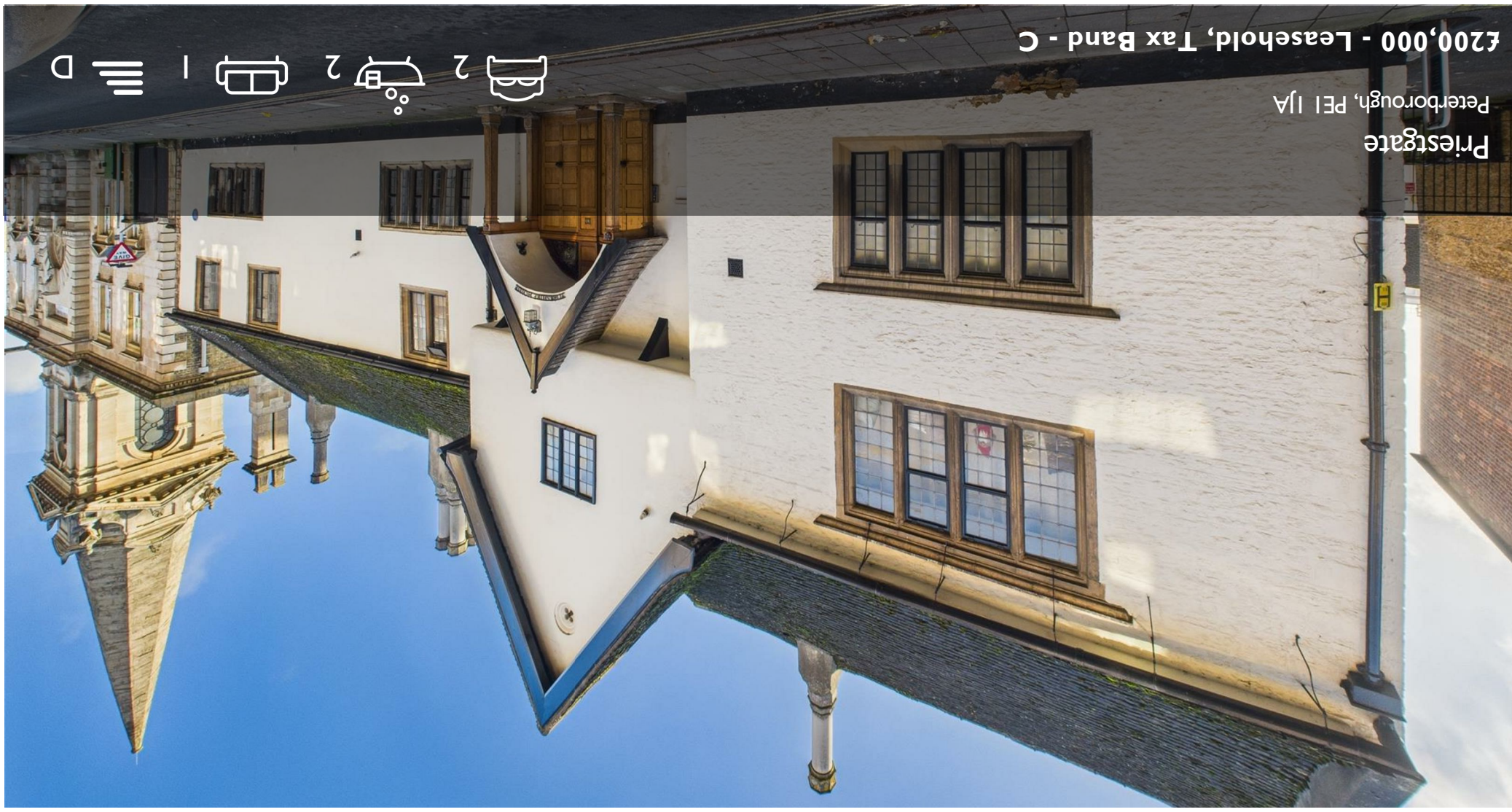


Priestgate

Peterborough, PE1 1JA

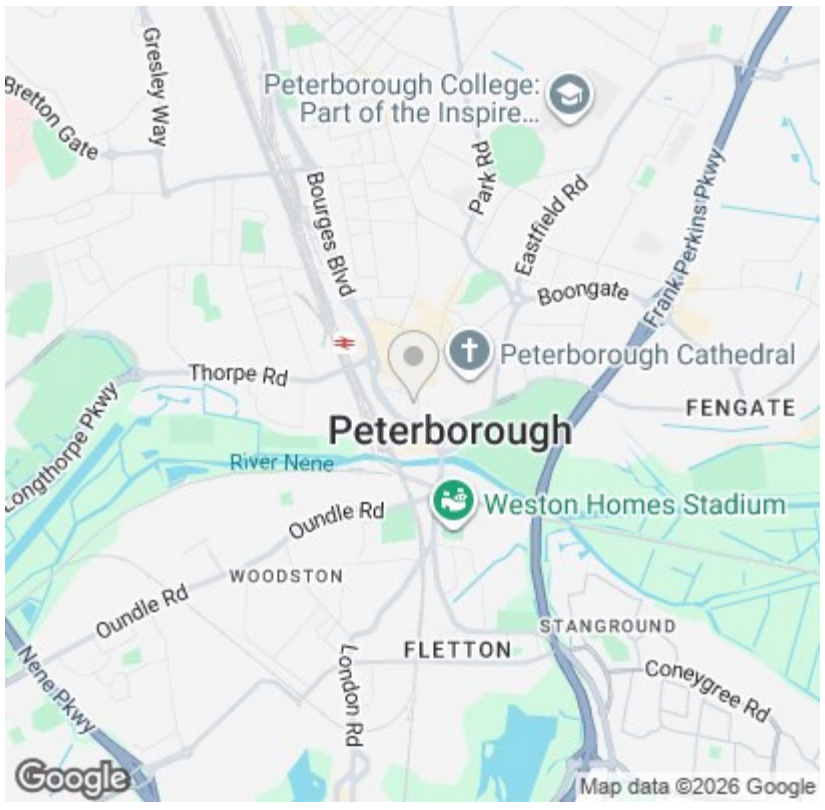
£200,000 - Leasehold, Tax Band - C

2 2 1 D

Floor Plan



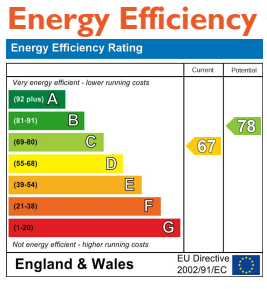
Area Map



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.

Priestgate

Peterborough, PE1 1JA

Situated in a prime city centre location and offered to the market with no forward chain, this spacious two bedroom ground floor apartment presents an excellent opportunity for first time buyers, downsizers or investors alike. Boasting a generous open plan living, kitchen and dining area with French doors opening onto the communal gardens, the property also benefits from two double bedrooms, an ensuite to the principal bedroom, a separate family bathroom and is conveniently located within walking distance of Peterborough Railway Station. With a virtual tour available, early viewing is highly recommended.

Accessed via a secure communal entrance, the apartment opens into a welcoming entrance hall providing access to all principal rooms. The heart of the home is the impressive open plan kitchen, living and dining area, offering an excellent space for both everyday living and entertaining. French doors lead directly onto the communal gardens, allowing plenty of natural light to fill the room while creating a seamless connection to the outdoor space. The principal bedroom is a generous double room and benefits from its own ensuite shower room, providing added convenience and privacy. The second bedroom is also a well proportioned double, making it ideal for guests, family members or those working from home. Completing the accommodation is a modern family bathroom fitted with a three piece suite. Externally, residents can enjoy the well maintained communal gardens, while the property's superb city centre position places a wealth of amenities, restaurants, shopping facilities and Peterborough Railway Station all within easy walking distance, making it an ideal choice for commuters. Offered with no forward chain, this fantastic apartment combines spacious accommodation with a highly convenient location, making it a superb purchase for a variety of buyers.

Entrance Hall
0.99 x 2.83 (3'2" x 9'3")

Master Bedroom
4.35 x 3.75 (14'3" x 12'3")

Bathroom
1.60 x 2.60 (5'2" x 8'6")

Bedroom Two
2.86 x 4.46 (9'4" x 14'7")

En-Suite To Bedroom Two
1.52 x 2.76 (4'11" x 9'0")

Hallway
5.91 x 1.04 (19'4" x 3'4")

Kitchen/Living/Dining Area
5.53 x 4.34 (18'1" x 14'2")

EPC - D
67/78

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 - 117 years
Ground rent £0 per annum
Service charge £0 per annum

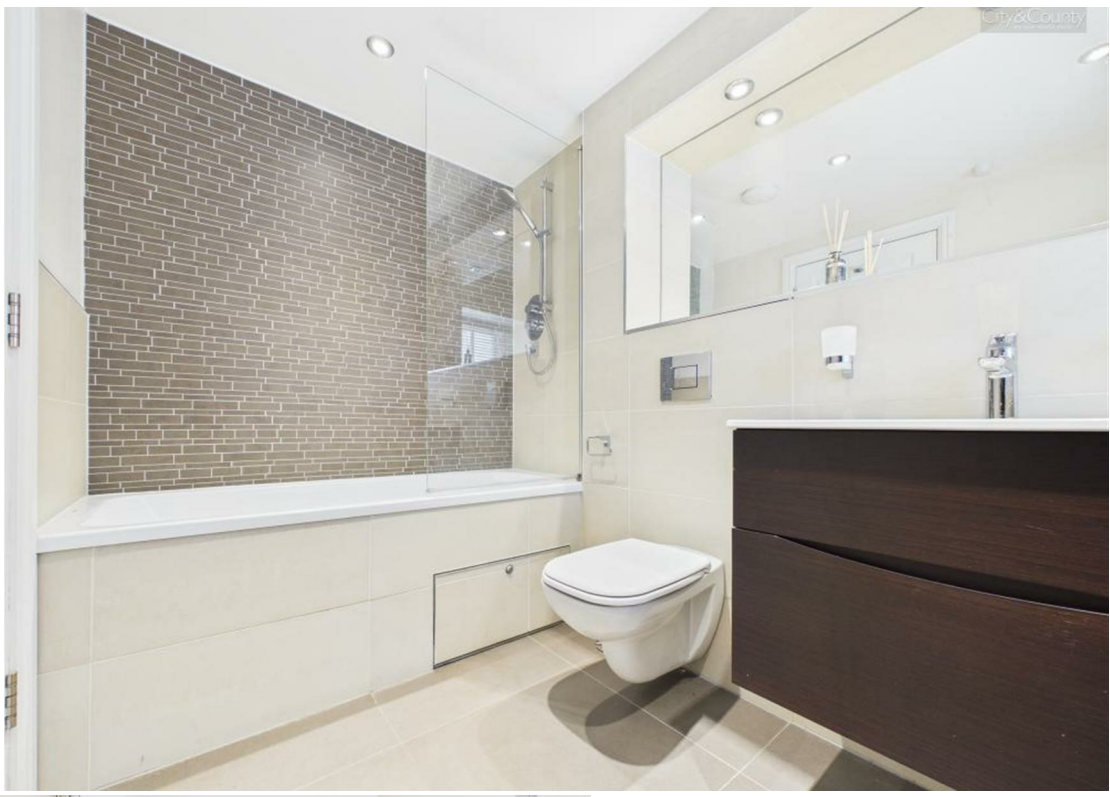
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lateral Living

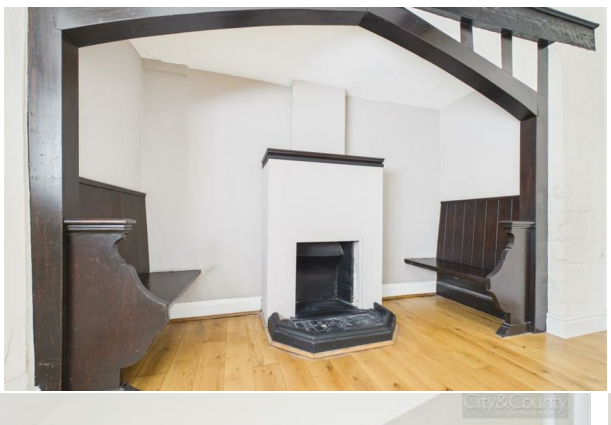


















Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: Yes
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): Yes
Listed building: Yes
Permitted development: Yes
Holiday home rental: Yes
Restrictive covenant: Yes
Business from property NOT allowed: Yes
Property subletting: Yes
Tree preservation order: No
Other: Yes
Right of way public: No
Right of way private: Yes
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: Yes
Other: Yes
Parking: No Parking Available
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, 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.

