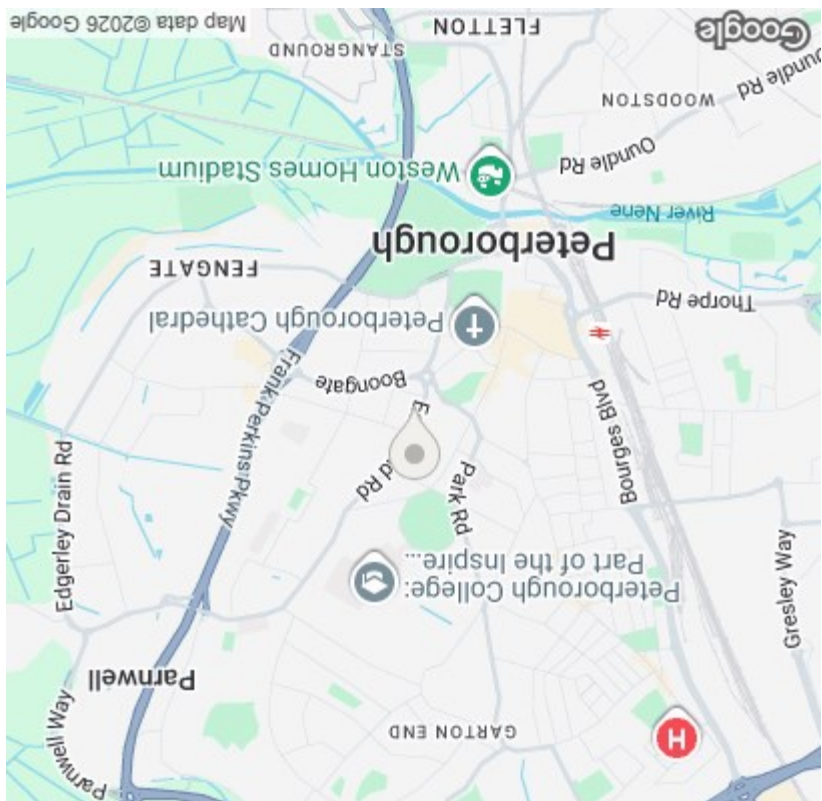


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 (79-100)	A (79-100)
B (69-78)	B (69-78)
C (59-68)	C (59-68)
D (49-58)	D (49-58)
E (39-48)	E (39-48)
F (29-38)	F (29-38)
G (1-28)	G (1-28)

Any energy efficient lower rating costs
 Any energy efficient lower rating costs
 77
 77

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



Whalley Street
 Peterborough, PE1 5AG

Offers In Excess Of £90,000 - Leasehold , Tax Band - A



Whalley Street

Peterborough, PE1 5AG

Situated in the heart of Peterborough, Welland House offers the perfect blend of modern living and convenience. This one-bedroom, top-floor apartment is within walking distance of the new university, Central Park, local schools, bus routes, and a wealth of amenities. Boasting a spacious garage—a rare find in this central location—it's ideal for first-time buyers, investors, or commuters looking for easy access to London. The property is ready to move in but also presents an excellent opportunity for someone to add their personal touch.

Upon entering, you are welcomed by an entrance hall that leads to a well-appointed three-piece family bathroom, complete with a bath and a shower over, a wash hand basin, and a WC. The large bedroom offers ample space for wardrobes and bedside tables. The dual aspect living, kitchen, and dining area provides an open, airy feel, perfect for modern living. The kitchen is equipped with a gas hob, a cooker, a sink, and space for a fridge/freezer and a washing machine, with a convenient pantry cupboard for extra storage. Outside, there is a communal garden area, rear access to the oversized garage, and front access for added convenience. The property benefits from gas central heating and uPVC double glazing. Call the office today to arrange your viewing and take advantage of our virtual tour!

Entrance Hall
358 x 096 (11'8" x 3'1")

Kitchen/Living/Dining Area
6.13 x 2.94 (20'1" x 9'7")

Master Bedroom
2.35 x 3.56 (7'8" x 11'8")

Bathroom
2.34 x 1.40 (7'8" x 4'7")

Garage
tbc (tbc)

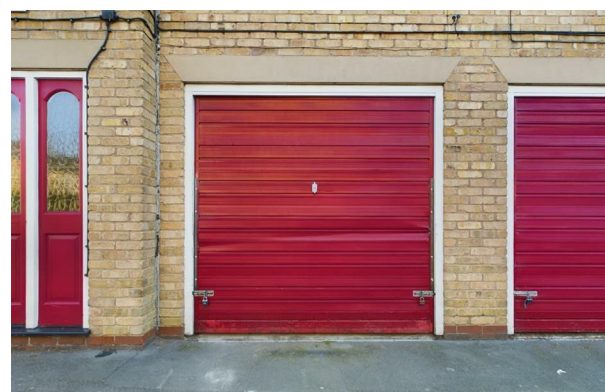
EPC - C
7/177

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 - 90 years

Ground rent and Service charge combined £1033.33 per annum



IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: No
- 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: No
- Property subletting: No
- Tree preservation order: No
- Other: Don't Know
- Right of way public: No
- Right of way private: No
- Registered easements HMLR: No
- Shared driveway: No
- Loft access: No
- Drain access: No
- Other: No
- Parking: Communal Car Park – No Allocated Space, Garage, On Street Parking – Permit Required
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, 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

