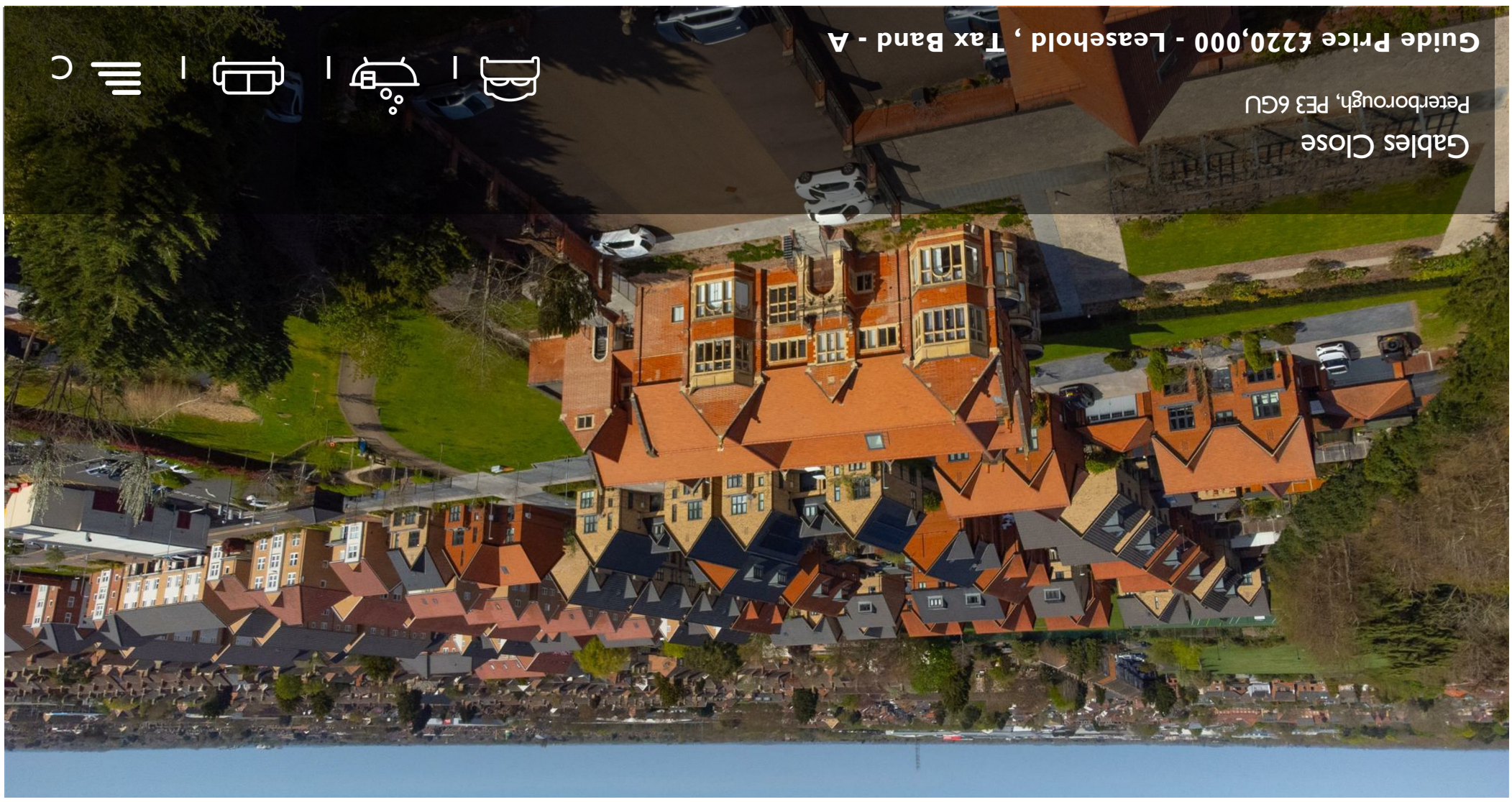


Gables Close

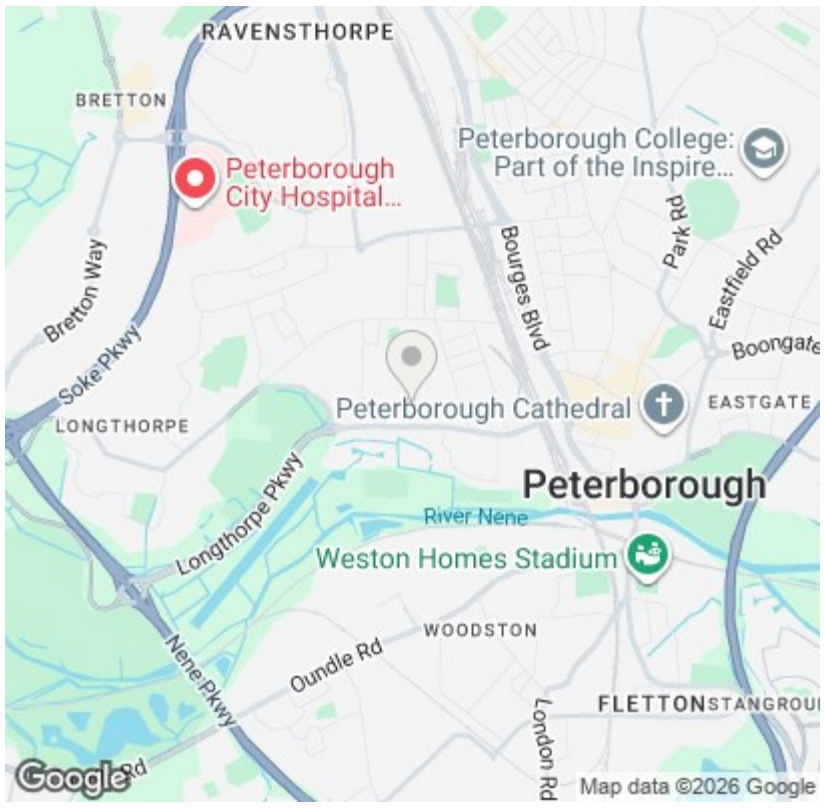
Peterborough, PE3 6GU

Guide Price £220,000 - Leasehold , Tax Band - A

C

Floor Plan

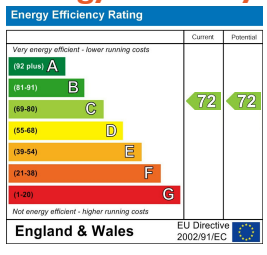
Area Map



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.

Gables Close

Peterborough, PE3 6GU

*** Guide Price £220,000 - £230,000 ***

This exceptional ground floor maisonette forms part of a beautifully restored Grade II listed building within the exclusive Gables Close development, just off Thorpe Road and moments from Peterborough City Centre. Offering a superb blend of period charm and modern luxury, the property features high ceilings, striking full-height windows, and a high-specification kitchen with integrated appliances and quartz worktops, alongside a stylish contemporary bathroom. Ideal for commuters, it is conveniently located within a short walk of the train station, providing direct links to London Kings Cross in approximately forty-five minutes, and further benefits from allocated off-street parking and access to beautifully maintained communal gardens.

Approached via a welcoming external entrance porch, this exceptional ground floor maisonette immediately sets the tone for the refined accommodation within, offering a seamless blend of character and contemporary luxury in a beautifully restored Grade II listed building on the prestigious Gables Close, just off Thorpe Road and within easy reach of Peterborough City Centre. Stepping inside, you are greeted by a practical lobby area which in turn opens into a central hall, providing access to all principal rooms and enhancing the sense of space and flow throughout the home. To one side, the generously proportioned lounge offers an elegant setting for relaxation and entertaining, benefitting from high ceilings and impressive original full-height windows that flood the room with natural light while showcasing the building's historic charm. The kitchen/diner, positioned to the opposite side of the hall, is equally striking and thoughtfully designed, featuring a high specification finish with sleek integrated appliances and luxurious quartz worktops, creating a perfect balance of style and functionality for modern living. The bedroom is well-sized and peacefully positioned, complete with a dedicated wardrobe area that adds both convenience and practicality, while continuing the theme of bright, airy spaces enhanced by the property's period features. The luxurious bathroom is finished to an exceptional standard, offering a tranquil retreat with high-quality fittings and a contemporary design. Additional benefits include a useful store room, adding to the overall practicality of the layout. This remarkable home forms part of an exclusive development of luxury residences, sympathetically restored in 2018 on part of the former hospital site, carefully preserving the architectural integrity of the building while introducing modern comforts. Ideally suited for commuters, the property is just a short walk from the railway station, offering direct links to London Kings Cross in approximately forty-five minutes. Externally, the property further benefits from allocated off-street parking and access to stunning, well-maintained communal gardens, providing a peaceful and picturesque setting that perfectly complements this unique and highly desirable home.

Entrance Hall
2.76 x 1.41 (9'0" x 4'7")

Living Room
4.13 x 4.27 (13'6" x 14'0")

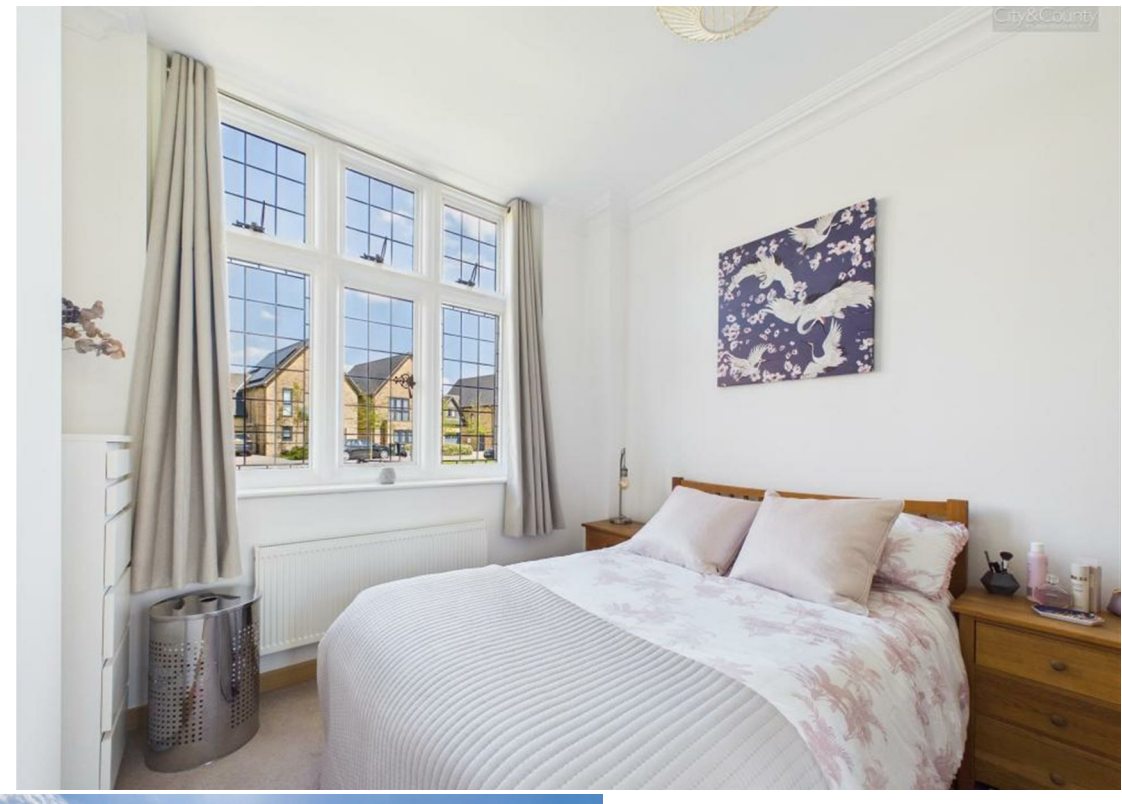
Hallway
5.08 x 1.50 (16'7" x 4'11")

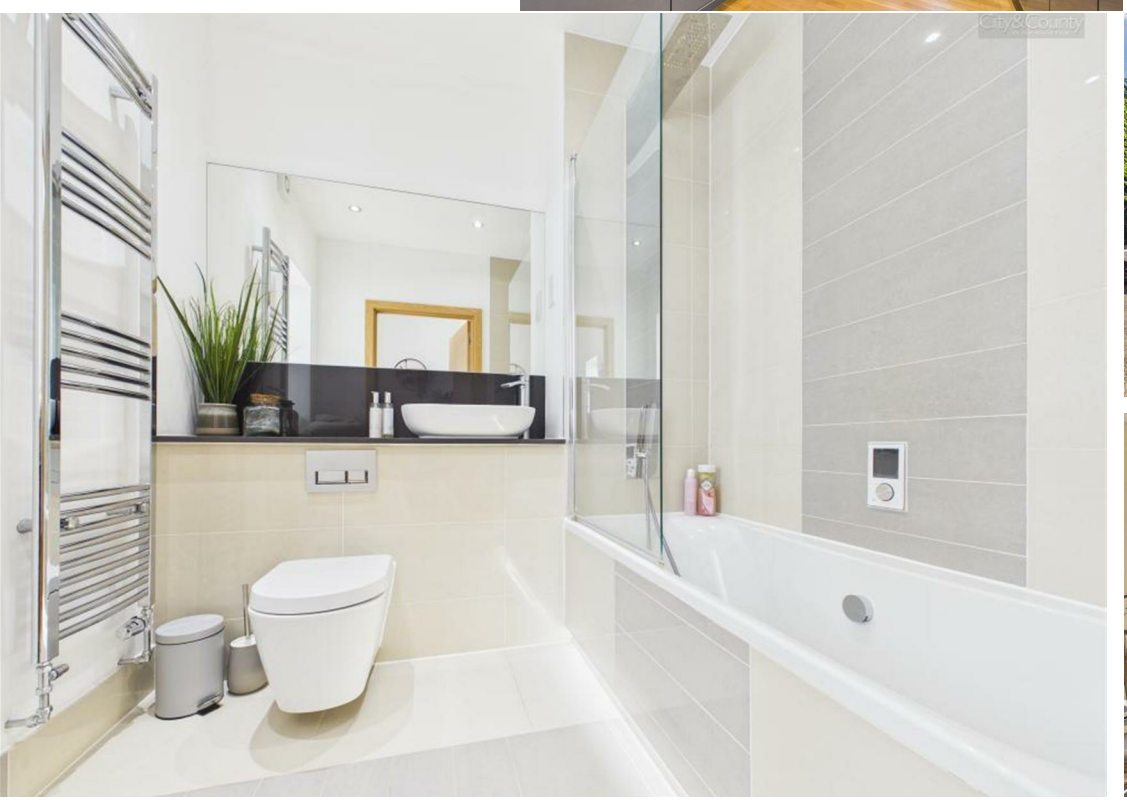
Kitchen Diner
3.03 x 5.72 (9'11" x 18'9")

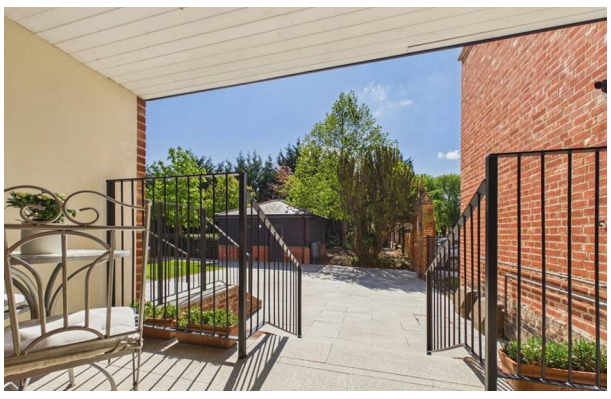
Master Bedroom
2.75 x 3.01 (9'0" x 9'10")

Bathroom
1.68 x 2.12 (5'6" x 6'11")

EPC - C
72/72







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 - 991 years
Ground rent £300 per annum
Service charge £2300 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 (answer yes if there are restrictions, eg does not allow pets): No
Listed building: Yes
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: Communal Car Park Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, 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