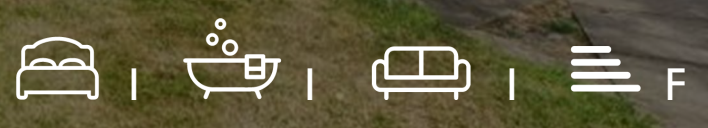


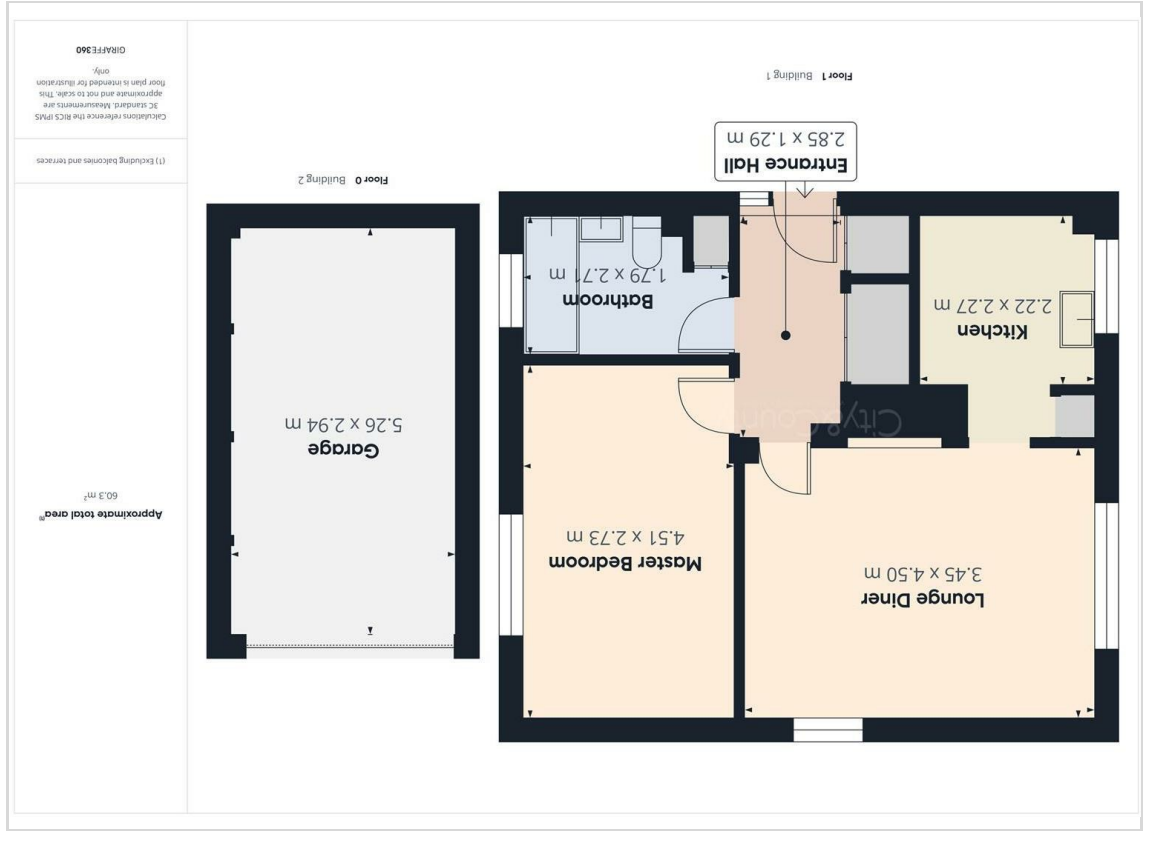


Bradwell Road
Netherton, Peterborough, PE3 9QL

£115,000 - Leasehold , Tax Band - B



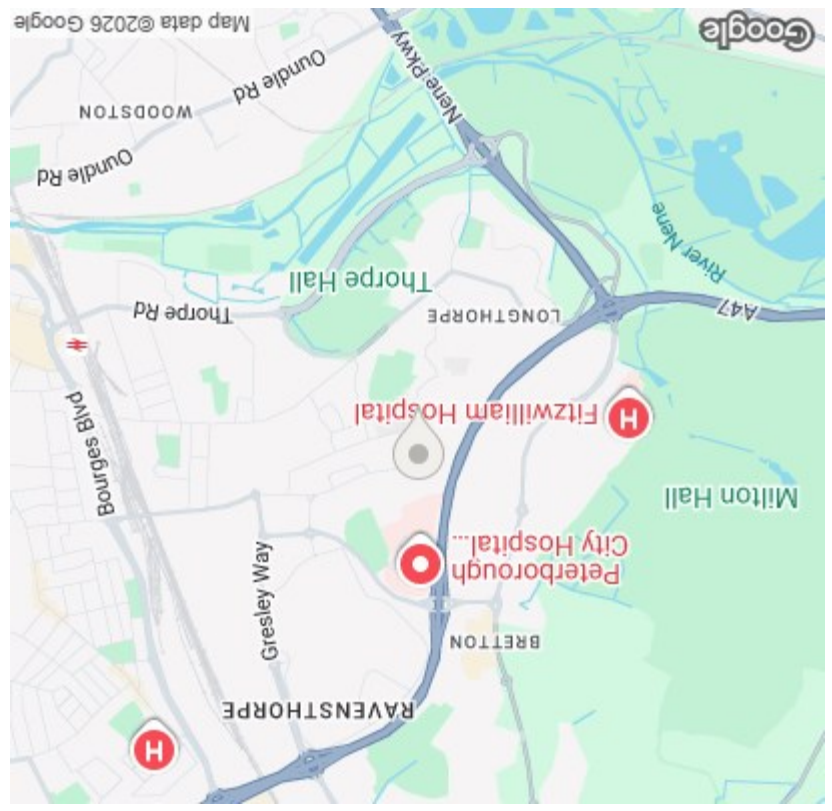
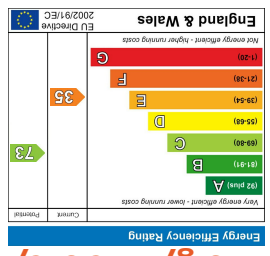
Floor Plan



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.



Energy Efficiency Graph



Area Map

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 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.

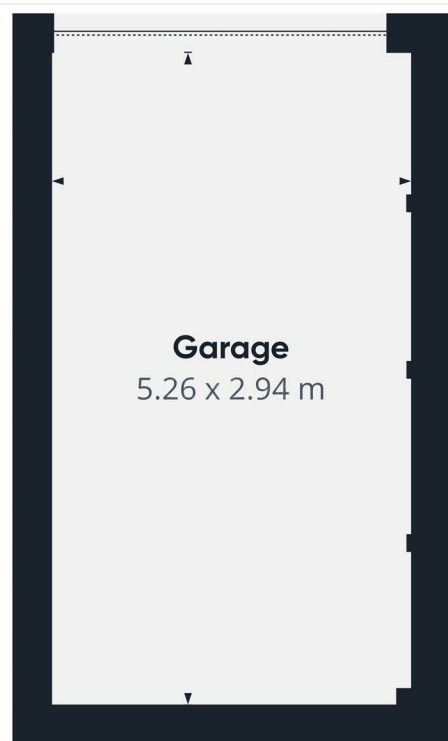
Bradwell Road

Netherton, Peterborough, PE3 9QL

Nestled at the bottom of Bradwell Road in the popular area of Netherton, this beautifully presented one-bedroom apartment offers a fantastic opportunity for first-time buyers and investors alike. Having undergone a recent scheme of improvements and offered with no forward chain, this well-proportioned home is ready to move straight into, combining modern comforts with the convenience of off-road parking and a single garage in block.

This beautifully presented one-bedroom apartment is tucked away at the bottom of Bradwell Road in Netherton, one of Peterborough's most sought-after areas, and offers an ideal opportunity for first-time buyers or investors alike, particularly given it is offered with no forward chain. Stepping through the front door, you are welcomed into a practical entrance hall which provides access to all principal rooms and offers a great first impression with its newly fitted carpets and flooring flowing seamlessly throughout. From here, the spacious lounge diner sits to the left, a wonderfully bright and versatile living space benefitting from a newly fitted double glazed uPVC window to the front elevation, offering plenty of room for both relaxing and dining, and finished with the same fresh flooring found throughout the property. Continuing through, the kitchen is well proportioned and fitted with a range of units, ideal for the keen home cook, and equally benefits from the recent scheme of improvements carried out prior to sale. Back through the entrance hall, the generously sized master bedroom offers a peaceful retreat, again enhanced by a newly fitted double glazed uPVC window allowing plenty of natural light to fill the room, along with fresh carpets underfoot for that all-important finishing touch. Completing the internal accommodation is the stylish bathroom, comprising a modern three-piece suite and benefitting from the added convenience of a warming cupboard, a lovely practical feature for everyday living. Throughout the apartment, new electric heating has been installed, ensuring warmth and efficiency all year round, while the long lease, with close to 1000 years remaining, offers further peace of mind for any prospective buyer. Externally, the property benefits from a single garage in block, providing secure storage or parking, along with ample off-road parking for residents and visitors alike. There is also a private communal enclosed drying area, securely fenced and gated, featuring rotary clothes dryers and washing lines in situ, offering a convenient and practical outdoor space for residents to hang washing. This further enhances the appeal of this fantastic turnkey opportunity in a wonderfully convenient location. Probate has been applied for.

- Entrance Hall**
2.85 x 1.29 (9'4" x 4'2")
- Kitchen**
2.22 x 2.27 (7'3" x 7'5")
- Lounge Diner**
3.45 x 4.50 (11'3" x 14'9")
- Master Bedroom**
4.51 x 2.73 (14'9" x 8'11")
- Bathroom**
1.79 x 2.71 (5'10" x 8'10")
- Garage**
5.26 x 2.94 (17'3" x 9'7")
- EPC - F**
35/73



Approximate total area¹⁾
15.7 m²

(1) Excluding balconies and terraces

Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 - 957 years
Ground rent and Service charge Combined £2100 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: 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: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, O2 - Great, 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.