

Thorpe Road

Peterborough, PE3 6EW

Offers In The Region Of £160,000 - Leasehold, Tax Band - B

2 | | C

Floor Plan



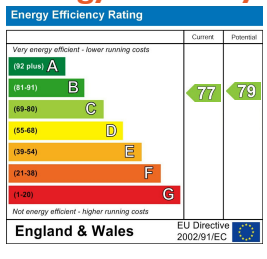
Area Map



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.

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New Hunting Court is an excellent opportunity to purchase this well-presented two bedroomed second floor apartment, ideally situated within a popular development in a convenient city centre location. Offered with no forward chain, the property benefits from a beautifully re-fitted kitchen, private balcony, built-in wardrobes, communal gardens and excellent parking provisions including a single garage, allocated parking space and visitors' parking. With Peterborough Train Station within walking distance, this competitively priced apartment is ideally suited to first time buyers, those looking to downsize or investors alike.

The accommodation is approached via an entrance hall which provides access to all principal rooms and leads into a bright and generously proportioned living room, complete with doors opening onto the balcony, creating a pleasant additional outdoor space. The modern re-fitted kitchen diner is positioned directly off the living room and offers a well-appointed space for both cooking and dining. There are two bedrooms, with the master bedroom benefiting from built-in wardrobes, while the second bedroom provides a versatile additional room ideal for guests, a home office or family member. Completing the accommodation is the well-presented bathroom. Outside, residents can enjoy the communal gardens, with the property further benefiting from a single garage, allocated parking space and visitors' parking. The excellent location provides easy access to Peterborough City Centre, local amenities and Peterborough Train Station, making this an ideal and conveniently positioned home. Probate has been granted.

Entrance Hall
3.48 x 1.34 (11'5" x 4'4")

Living Room
4.89 x 2.88 (16'0" x 9'5")

Balcony
1.04 x 2.45 (3'4" x 8'0")

Kitchen Diner
3.98 x 2.00 (13'0" x 6'6")

Master Bedroom
3.24 x 2.90 (10'7" x 9'6")

Bathroom
1.98 x 3.56 (6'5" x 11'8")

Bedroom Two
3.34 x 2.01 (10'11" x 6'7")

Garage
3.18 x 5.32 (10'5" x 17'5")

EPC - C
77/79

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 - 185 years
Ground rent and service charge combined approximately £2,300.04 per annum

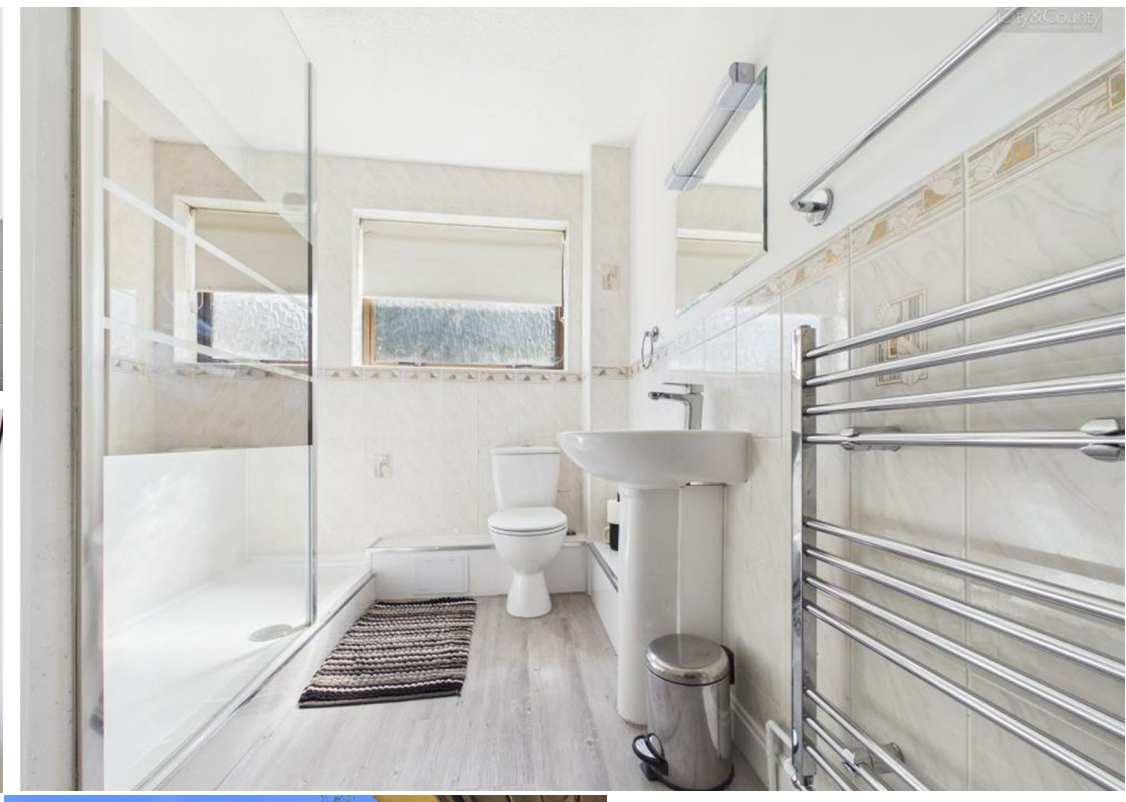
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None





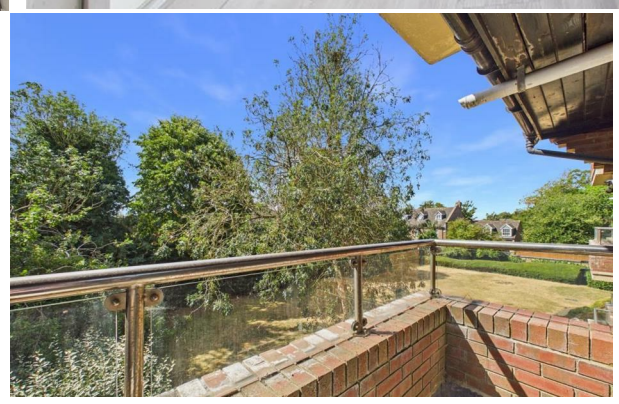


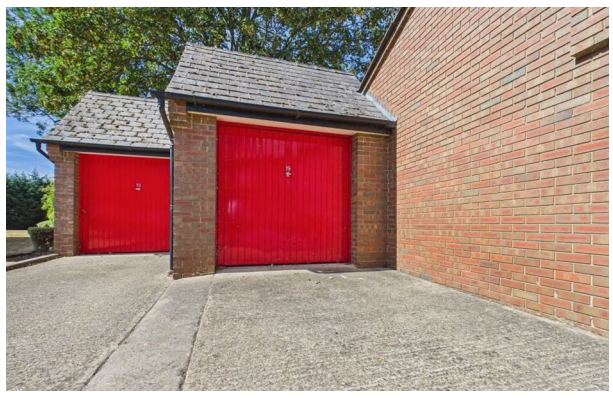
















Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted 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: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Residents Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
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.