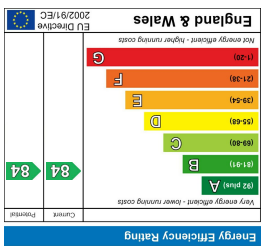
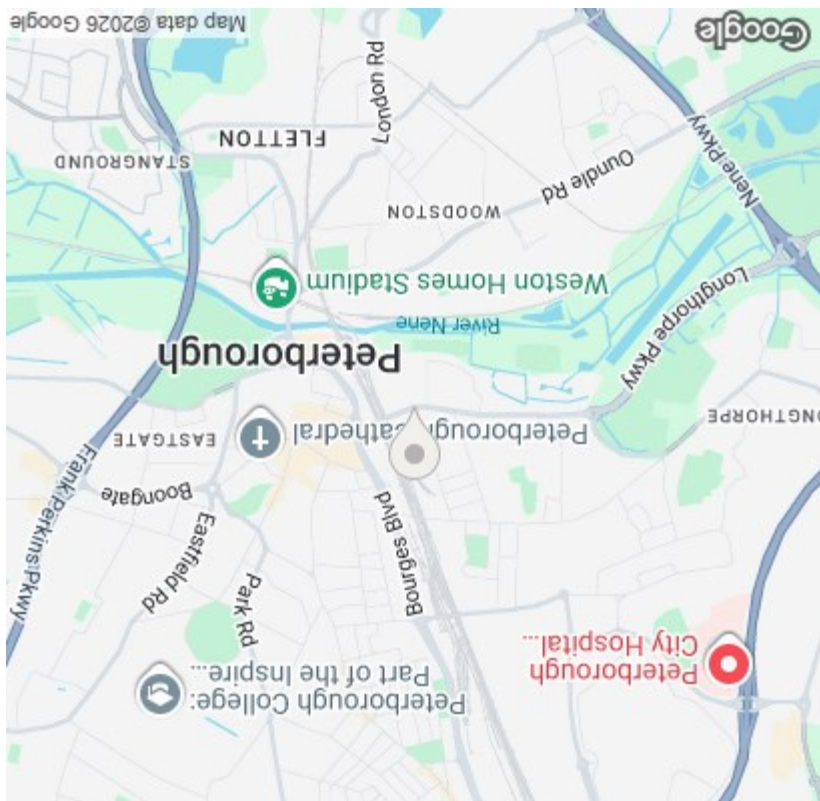


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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 Graph



Area Map



Floor Plan

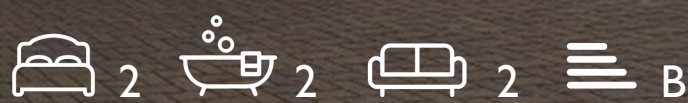
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Thorpe Road  
Peterborough, PE3 6JH

Offers In Excess Of £210,000 - Leasehold , Tax Band - D



# Thorpe Road

Peterborough, PE3 6JH

In the heart of Peterborough city centre and within easy walking distance to the train station, this stylish first-floor luxury apartment offers the perfect blend of convenience and comfort. Featuring two double bedrooms, a spacious open plan living and dining area with Juliette balcony, and both a family bathroom and en-suite, this home is ideal for first-time buyers, downsizers, or commuters. Offered with no forward chain, the property further benefits from an abundance of parking, communal gardens perfect for entertaining, and lift access within the building. A virtual tour is available.

Situated within the highly sought-after Jubilee Mansions development, this modern apartment is designed for both style and practicality. The property opens with an entrance hall that leads through to a well-fitted kitchen and a large, bright living and dining room that extends to a Juliette balcony, providing an airy and inviting space for relaxing or entertaining. There are two generously sized double bedrooms, with the master benefiting from an en-suite shower room, while a separate family bathroom serves the second bedroom and guests. A useful utility room adds to the functionality of the home.

Residents enjoy the added advantage of plentiful parking and well-maintained communal gardens, creating a sociable yet peaceful setting. Lift access ensures convenience throughout the building. With its prime location in Peterborough's city centre, just a short stroll to the train station and local amenities, this property makes an excellent first-time purchase or downsize opportunity. Offered with no forward chain.

**Entrance Hall**  
1.75 x 0.99 (5'8" x 3'2")

**Hallway**  
2.47 x 3.11 (8'1" x 10'2")

**Living Room**  
8.12 x 4.25 (26'7" x 13'11")

**Dining Room**  
3.63 x 3.34 (11'10" x 10'11")

**Kitchen**  
3.86 x 2.60 (12'7" x 8'6")

**Utility Room**  
0.81 x 1.33 (2'7" x 4'4")

**Hallway**  
1.36 x 0.93 (4'5" x 3'0")

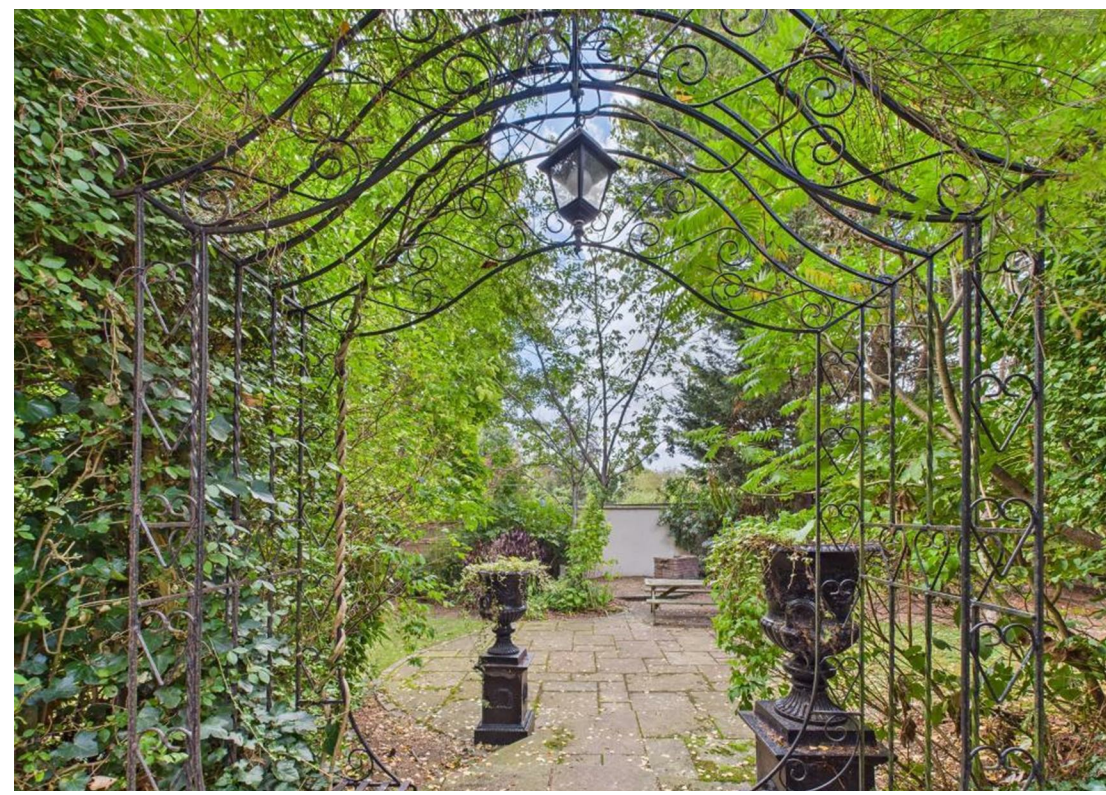
**Master Bedroom**  
5.35 x 2.82 (17'6" x 9'3")

**En-Suite To Master Bedroom**  
2.08 x 2.82 (6'9" x 9'3")

**Bedroom Two**  
4.08 x 2.99 (13'4" x 9'9")

**Bathroom**  
1.37 x 1.95 (4'5" x 6'4")

**EPC - B**  
84/84



### 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 - upon completion of a sale the lease will have been extended to 999 years of which solicitors will deal with.

Ground rent £150 per annum  
Service charge £1900 per annum

### IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: Lift Access
- 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: TBC
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: Not Known
- Business from property NOT allowed: Not Known
- Property subletting: Not Known
- Tree preservation order: No
- Other: Not Known
- Right of way public: Not Known
- Right of way private: Not Known
- Registered easements: Not Known
- Shared driveway: Yes
- Third party loft access: Not Known
- Third party drain access: Not Known
- Other: Not Known
- Parking: Communal Car Park Allocated Space
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: TBC
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, O2 - Great, 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.