

The Apex Oundle Road,Peterborough PE2 8AT

william
h brown

welcome to

The Apex Oundle Road, Peterborough

- SOLD WITH TENANTS IN SITU
- FIFTH FLOOR APARTMENT
- CENTRAL LOCATION
- OPEN PLAN LIVING
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 240.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Apr 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

An excellent investment opportunity to acquire a modern fifth-floor apartment with tenants in situ, providing immediate rental income from completion.
Ideally located in the heart of the city centre, the property enjoys elevated views and offers strong appeal to professional tenants.
The accommodation comprises an entrance hall with useful storage, a spacious open-plan living and kitchen area, a good-sized double bedroom, and a modern bathroom.
The bright and airy living space benefits from large windows, allowing plenty of natural light and attractive views across the city. The bedroom is a comfortable double, while the bathroom is fitted with a modern suite and shower over the bath.
Further benefits include lift access, a secure intercom entry system, allocated parking within a CCTV-monitored car park, UPVC double glazing, electric heating, and secure bicycle storage.
Offered for sale with tenants in situ, this is a fantastic turnkey investment in a popular city-centre location. Early viewing is recommended.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

view this property online williamhbrown.co.uk/Property/FLE105160

The Property Ombudsman

Property Ref:
FLE105160 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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