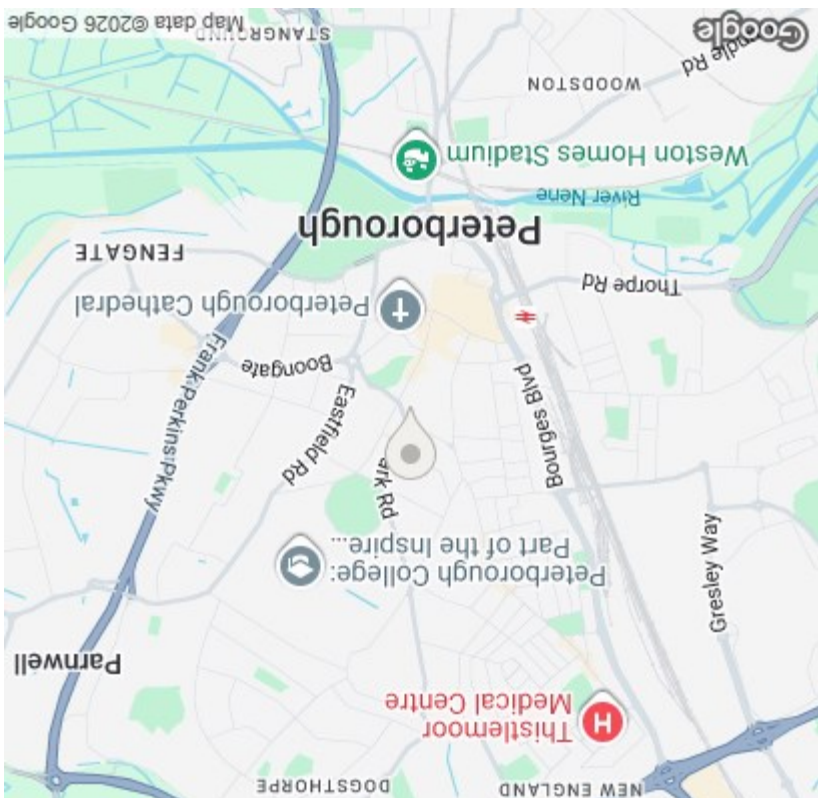


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

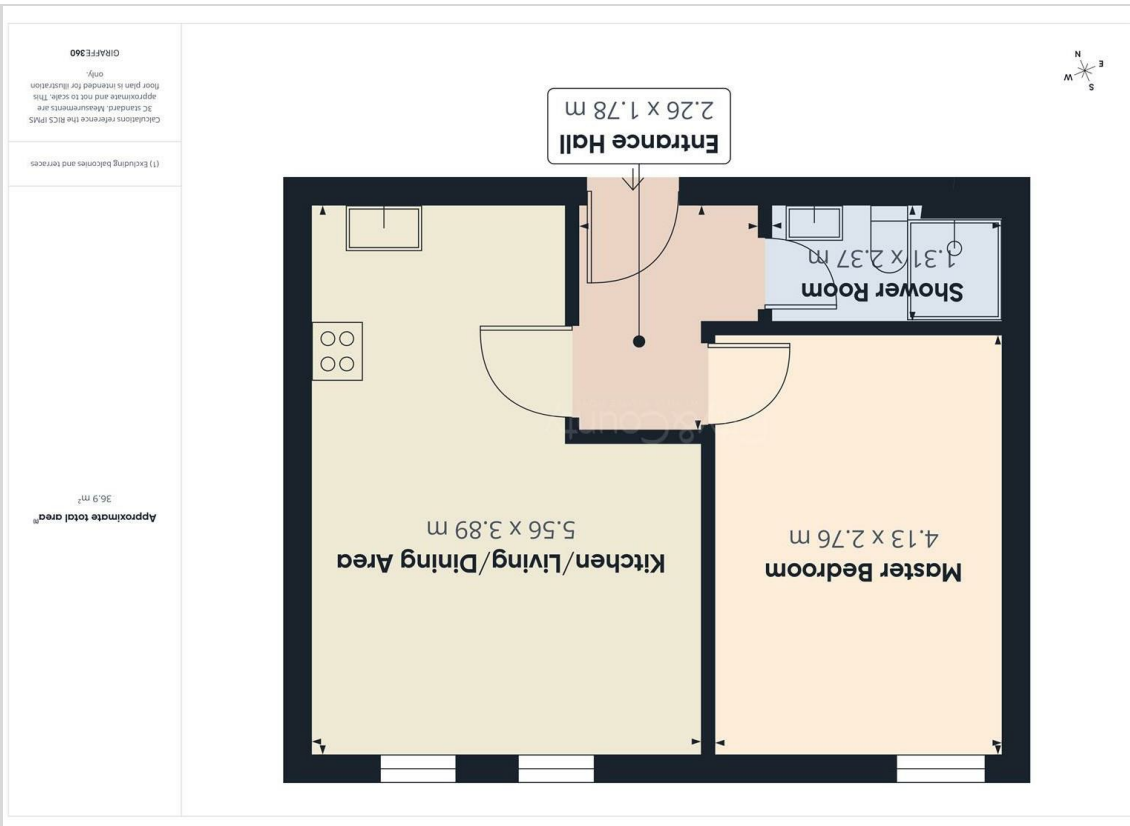
Energy Efficiency Rating	
Current Rating	Minimum Rating
A (92-100)	A (81-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (1-20)
G (1-20)	G (1-20)

Any energy efficient lower rating costs  
 Any energy efficient higher rating costs

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



Park Road

Peterborough, PE1 2TZ

Offers In Excess Of £115,000 - Leasehold , Tax Band - A



## Park Road

Peterborough, PE1 2TZ

Offered to the market with no forward chain, this well presented one bedroomed top floor apartment is situated in the heart of Peterborough City Centre and would make an ideal first time purchase or investment opportunity. Benefitting from lift access, allocated parking with electric gated access, and a spacious open plan kitchen/living/dining area, the property is perfectly positioned close to local amenities, transport links, and the train station.

Accessed via a secure communal entrance with lift access to the top floor, the apartment opens into an entrance hall leading through to a bright and spacious open plan kitchen/living/dining room, providing ample space for both relaxing and entertaining. The kitchen area is fitted with a range of units and work surfaces with space for appliances. The property further benefits from a generous master bedroom and a modern shower room fitted with a three piece suite. Externally, there is allocated parking accessed via electric gates. Conveniently located within Peterborough City Centre, the apartment is within walking distance of a wide range of shops, restaurants, leisure facilities, and transport connections.

**Entrance Hall**  
2.26 x 1.78 (7'4" x 5'10")

**Kitchen/Living/Dining Area**  
5.56 x 3.89 (18'2" x 12'9")

**Master Bedroom**  
4.13 x 2.76 (13'6" x 9'0")

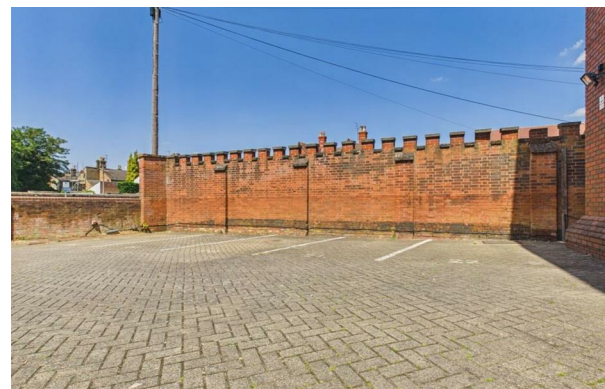
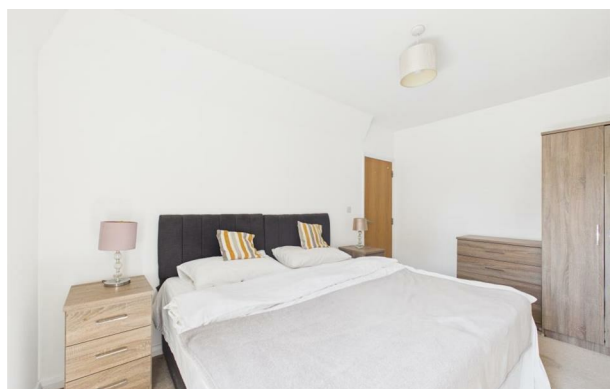
**Shower Room**  
1.31 x 2.37 (4'3" x 7'9")

**EPC - C**  
71/79

### 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 - 140 years  
Ground rent £259.18 per annum  
Service charge £1484.82 per annum



### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Level Access, Level Access Shower, Lift Access, Stair Lift  
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): Yes  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: Yes  
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, Gated Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Communal, Electric Mains, Electric Room Heaters  
Internet connection: Adsl  
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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**