

Viersen Platz

Peterborough, PE1 1ES

Offers In Excess Of £105,000 - Leasehold , Tax Band - C

2 | | B

Floor Plan



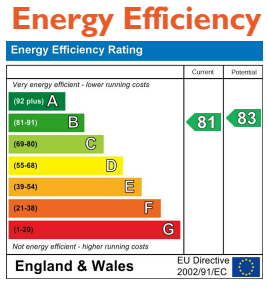
Area Map



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.

Viersen Platz
Peterborough, PE1 1ES

Situated in the heart of Peterborough City Centre within the popular Viersen Platz development, this well-presented apartment enjoys impressive views over the River Nene and offers an excellent opportunity for first-time buyers or investors. With no forward chain, allocated parking and a convenient location close to local amenities and transport links, it combines modern living with a highly desirable setting.

Set within the sought-after Viersen Platz development in Peterborough City Centre, this well-presented apartment offers an ideal opportunity for first-time buyers or investors alike. Boasting stunning views over the River Nene, the property is finished to a good standard throughout and is available with no forward chain, making it a smooth and attractive purchase. The accommodation is thoughtfully laid out, with a welcoming entrance hall leading through to a bright and spacious lounge diner, perfect for both relaxing and entertaining. The modern fitted kitchen is positioned conveniently to the side, offering a practical layout for everyday living. There are two bedrooms, including a generous master, alongside a well-appointed bathroom. The property also benefits from an allocated off-road parking space for one vehicle, providing convenience in this central location. With its prime setting close to the city's shops, restaurants, transport links and riverside walks, this apartment combines comfort, convenience and lifestyle, making it a truly appealing home or investment.

Entrance Hall

Hallway
0.88 x 2.87 (2'10" x 9'4")

Lounge Diner
3.67 x 4.32 (12'0" x 14'2")

Kitchen
2.72 x 2.39 (8'11" x 7'10")

Master Bedroom
3.63 x 3.55 (11'10" x 11'7")

Bathroom
1.74 x 1.92 (5'8" x 6'3")

Bedroom Two
2.76 x 2.53 (9'0" x 8'3")

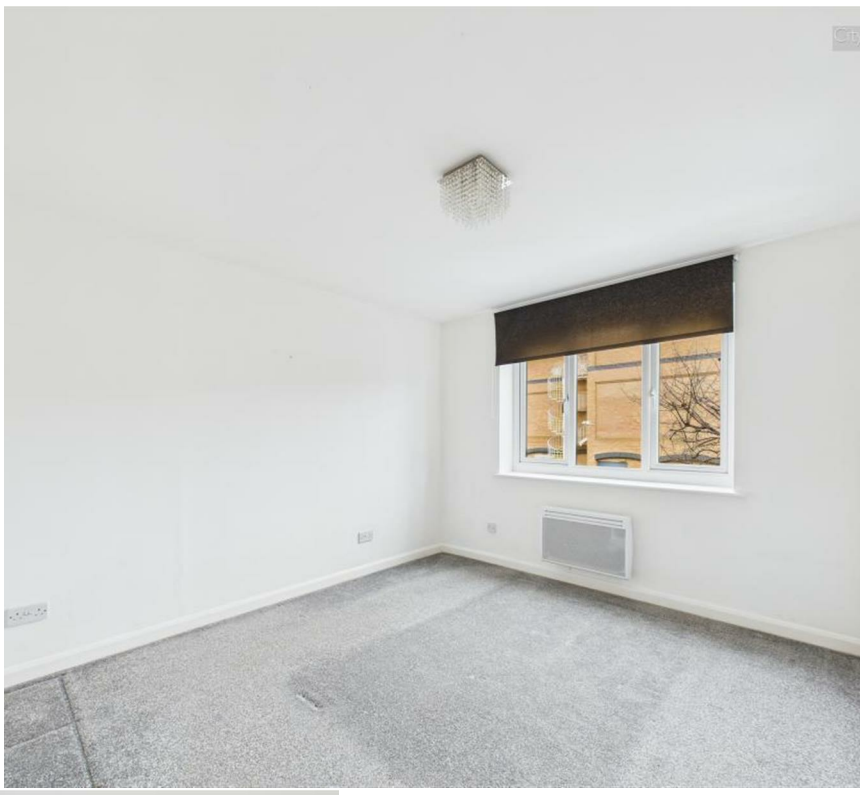
EPC - B
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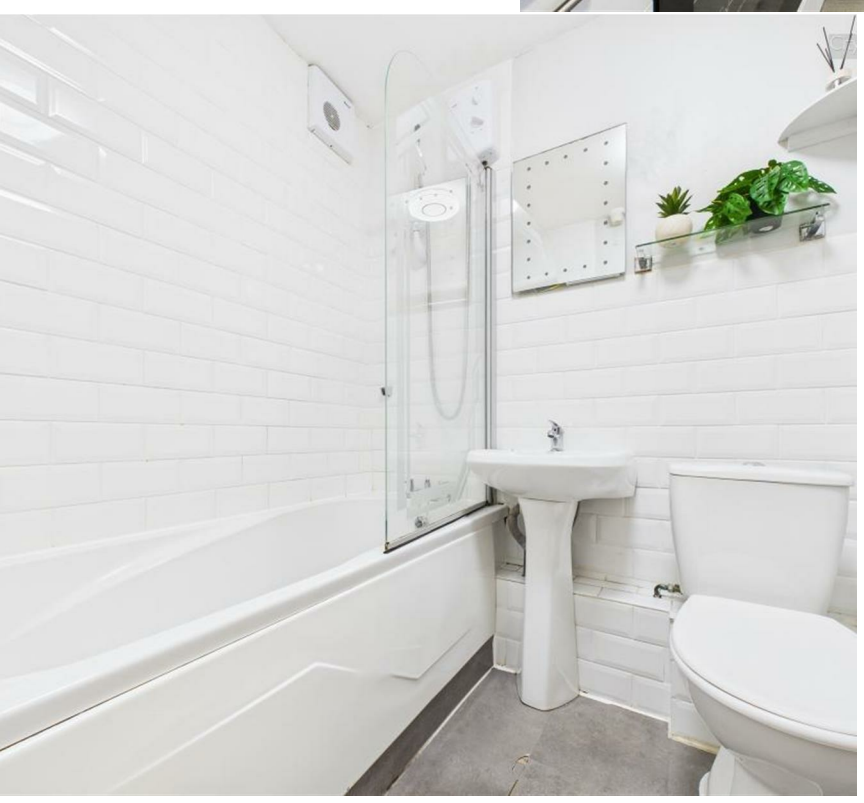
Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 89 years
Ground rent £160 per annum
Service charge £2100 per annum

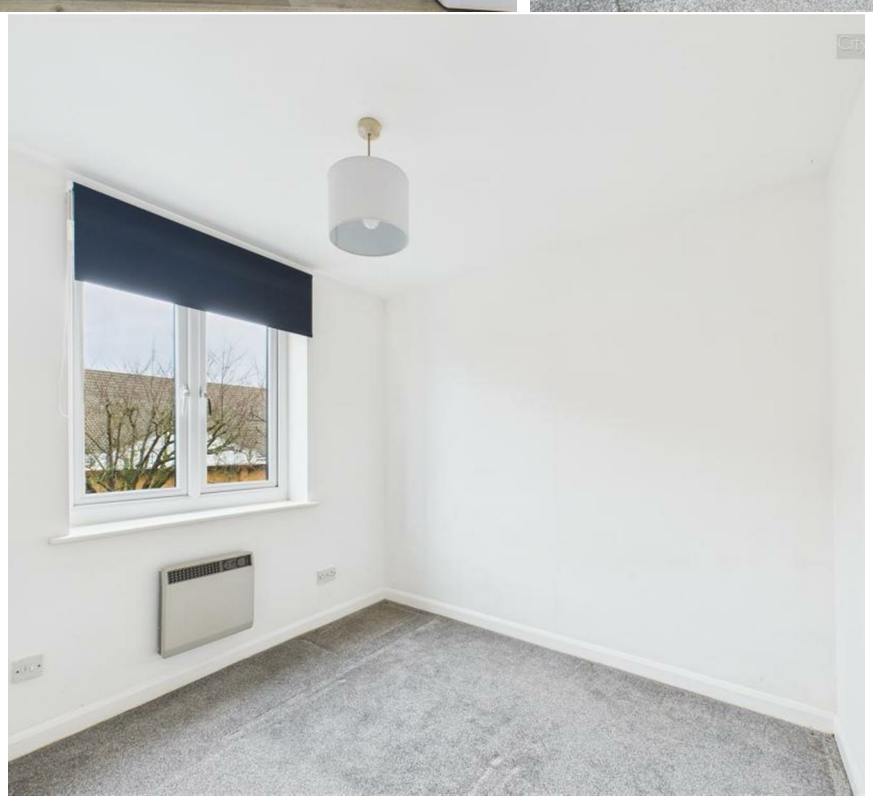
















IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: 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: Communal Car Park Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, 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.

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