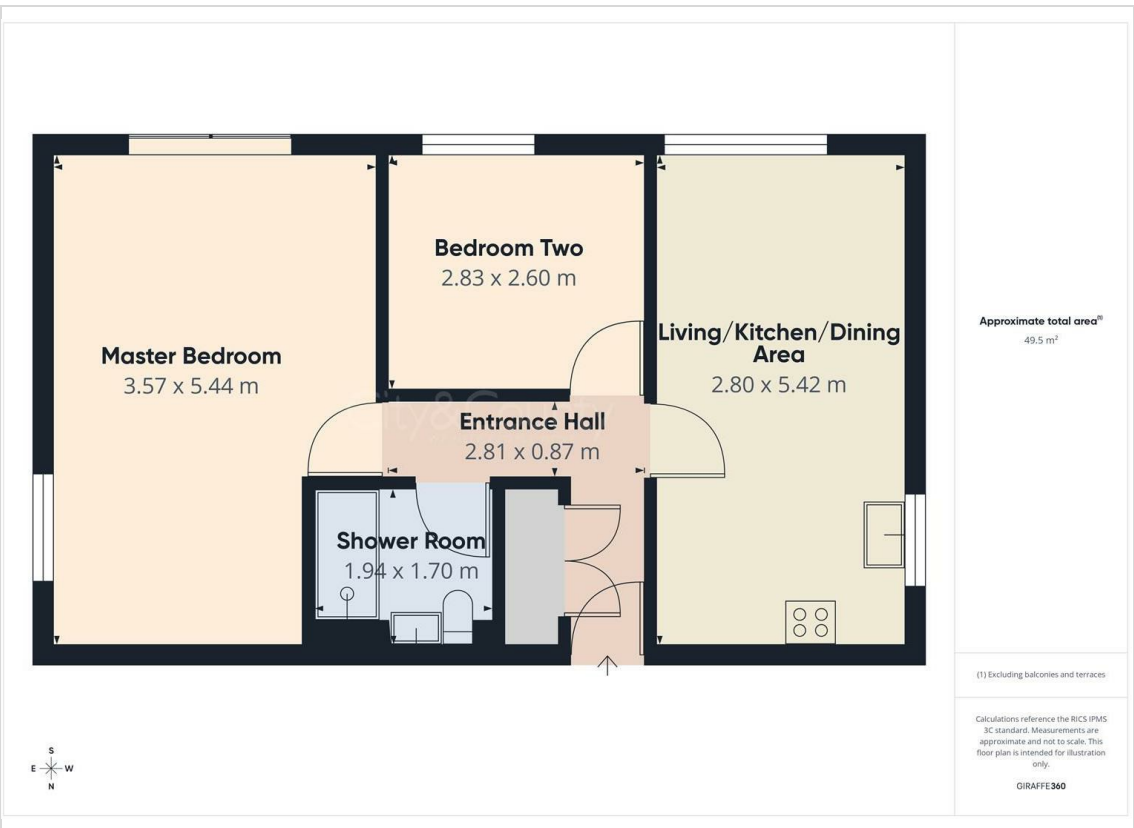
Viersen Platz

Peterborough, PE1 1ES

Offers In Excess Of £125,000 - Leasehold , Tax Band - C

2 | 1 | C

Floor Plan

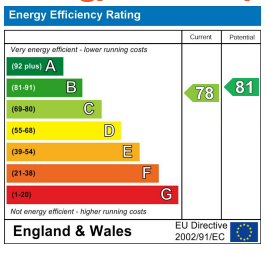


Area Map

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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Located in the popular Viersen Platz development, this beautifully refurbished and thoughtfully reconfigured apartment in Admiral House offers stylish city centre living with lovely views across the River Nene. Just a short walk from Peterborough Railway Station, the property is ideally positioned for commuters and those wanting easy access to the city's shops, restaurants and amenities. The apartment features a bright open-plan living, kitchen and dining space, two well-proportioned bedrooms, a modern shower room, and the added benefit of allocated off-street parking complete with a private electric car fast charger already installed.

Set within the sought-after Viersen Platz development, this beautifully refurbished and thoughtfully reconfigured apartment in Admiral House offers stylish city living with impressive views across the River Nene, all while being just a short walk from Peterborough Railway Station, making it an excellent choice for commuters and city professionals alike. Upon entering the apartment, you are welcomed into a central entrance hall which provides a practical and well-organised hub to the home, offering space for coats and shoes while seamlessly connecting each of the main rooms. To one side, the hall leads through to the bright and spacious open-plan living, kitchen and dining area, a superbly designed space that perfectly balances relaxation and entertaining. Large windows allow natural light to flood the room while also framing pleasant views towards the River Nene, creating a calm and inviting atmosphere. The kitchen area has been carefully integrated into the space and features modern cabinetry, contemporary work surfaces and integrated appliances, ensuring both style and practicality for everyday living. Returning to the entrance hall, you will find access to the apartment's two bedrooms. The master bedroom is a particularly generous and comfortable retreat, providing ample space for a large bed and additional furnishings while benefitting from plenty of natural light. The second bedroom is a well-proportioned and versatile room, ideal for use as a guest bedroom, home office or study depending on lifestyle needs. The accommodation is completed by a well-appointed shower room, finished in a clean and modern style with contemporary fittings that complement the overall refurbishment of the property. Externally, the apartment further benefits from allocated off-street parking, complete with its own electric car fast charger already installed, an increasingly valuable feature for modern living. Combining high-quality refurbishment, a smart and practical layout, scenic river views and a highly convenient city centre location within easy walking distance of the train station and local amenities, this impressive apartment presents an exceptional opportunity to acquire a stylish and ready-to-move-into home in one of Peterborough's most desirable central developments.

Entrance Hall
2.81 x 0.87 (9'2" x 2'10")

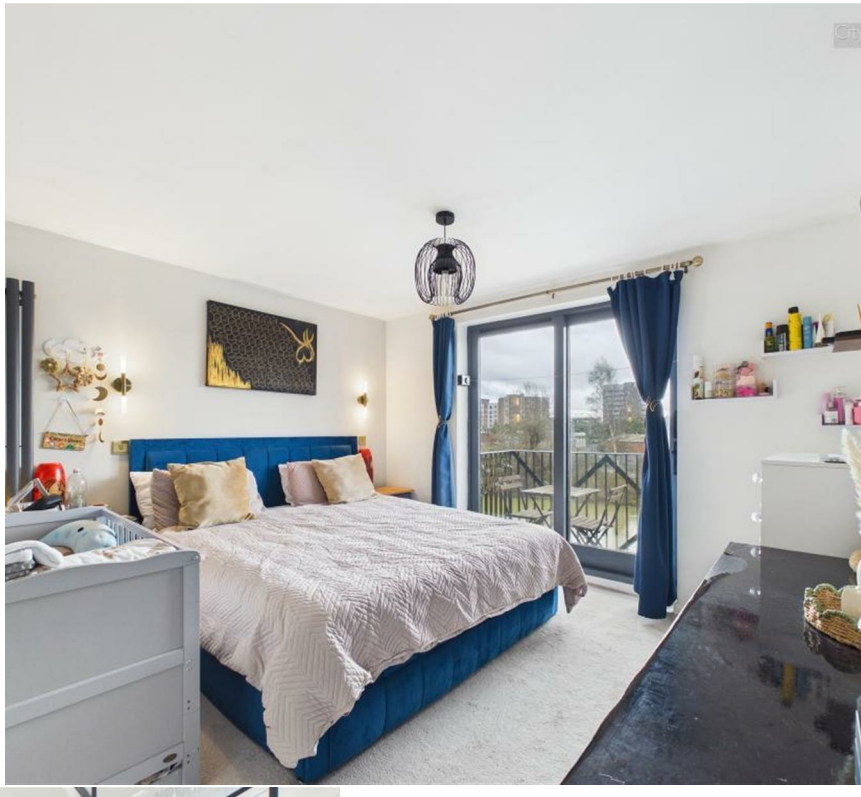
Living/Kitchen/Dining Area
2.80 x 5.42 (9'2" x 17'9")

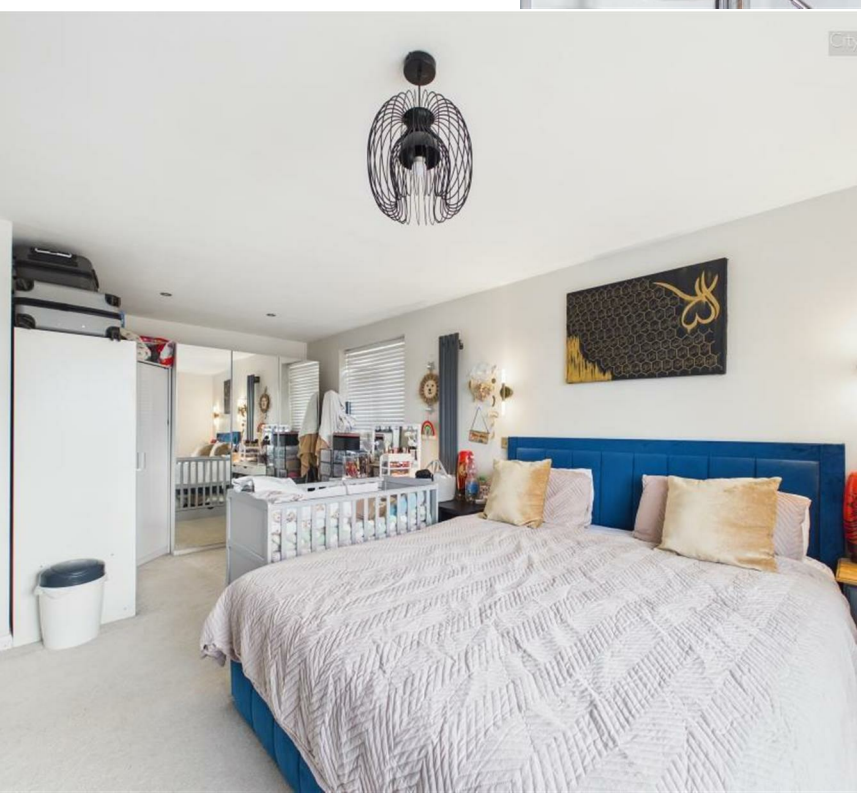
Master Bedroom
3.57 x 5.44 (11'8" x 17'10")

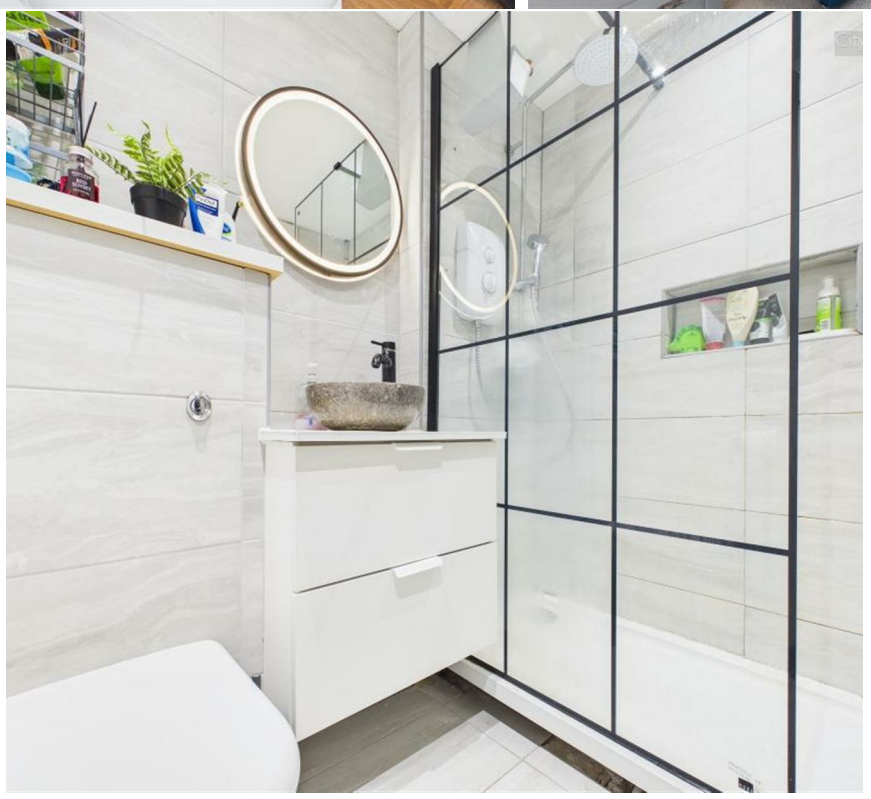
Shower Room
1.94 x 1.70 (6'4" x 5'6")

Bedroom Two
2.83 x 2.60 (9'3" x 8'6")

EPC - C
78/81







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 £80 per annum
Service charge £2085.66 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, Off Street Parking, Ev Charging Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters
Internet connection: Fttp
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL