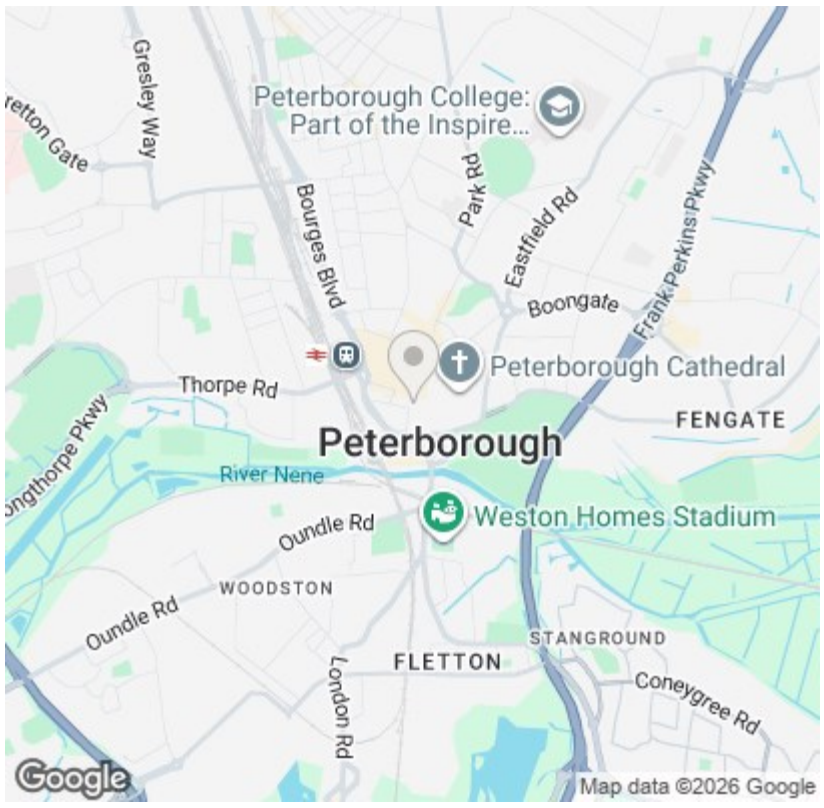


Floor Plan



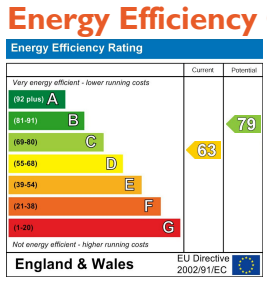
Area Map



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.

Priestgate

Peterborough, PE1 1WJ

Situated within the highly sought after St James House development, this impressive two-bedroom penthouse apartment enjoys a prime city centre location, far reaching views across Peterborough including the Cathedral, and the added convenience of an allocated parking space with electric security shutters. Offering spacious and well-appointed accommodation throughout, the property further benefits from lift access, an en-suite to the master bedroom and is being offered to the market with no forward chain.

Accessed via a secure communal entrance with lift access, the apartment opens into a welcoming entrance hall providing access to all principal rooms. The generously proportioned lounge offers an excellent space for both relaxing and entertaining, complemented by a separate kitchen/dining room providing ample space for everyday dining. The impressive master bedroom benefits from its own en-suite shower room, whilst the second double bedroom is served by a separate contemporary bathroom. Externally, the property benefits from an allocated parking space within a secure parking area, accessed via electric shutters. Ideally positioned in the heart of Peterborough city centre, the apartment is within comfortable walking distance of the railway station and a wide range of local amenities, shops, and restaurants, making it particularly appealing to professionals, commuters and those seeking convenient city centre

Entrance Hall
1.04 x 6.80 (3'4" x 22'3")

Lounge
5.62 x 4.74 (18'5" x 15'6")

Kitchen Diner
4.46 x 4.32 (14'7" x 14'2")

Master Bedroom
4.43 x 3.75 (14'6" x 12'3")

En-Suite To Master Bedroom
2.31 x 1.77 (7'6" x 5'9")

Bedroom Two
4.34 x 2.81 (14'2" x 9'2")

Bathroom
1.76 x 2.55 (5'9" x 8'4")

EPC - D
63/79

Tenure - Leasehold Share Of Freehold
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 - 98 years
Ground rent £75 per annum
Service charge £2196.24 per annum

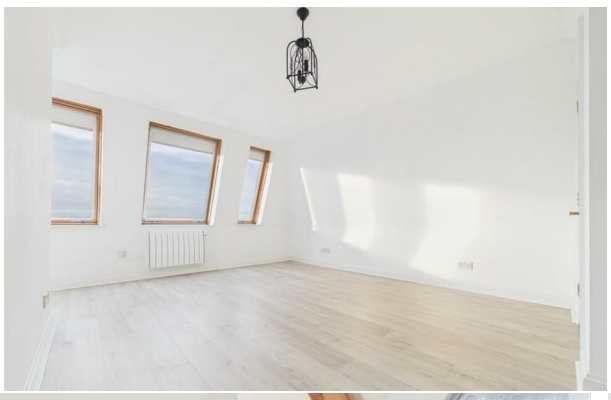


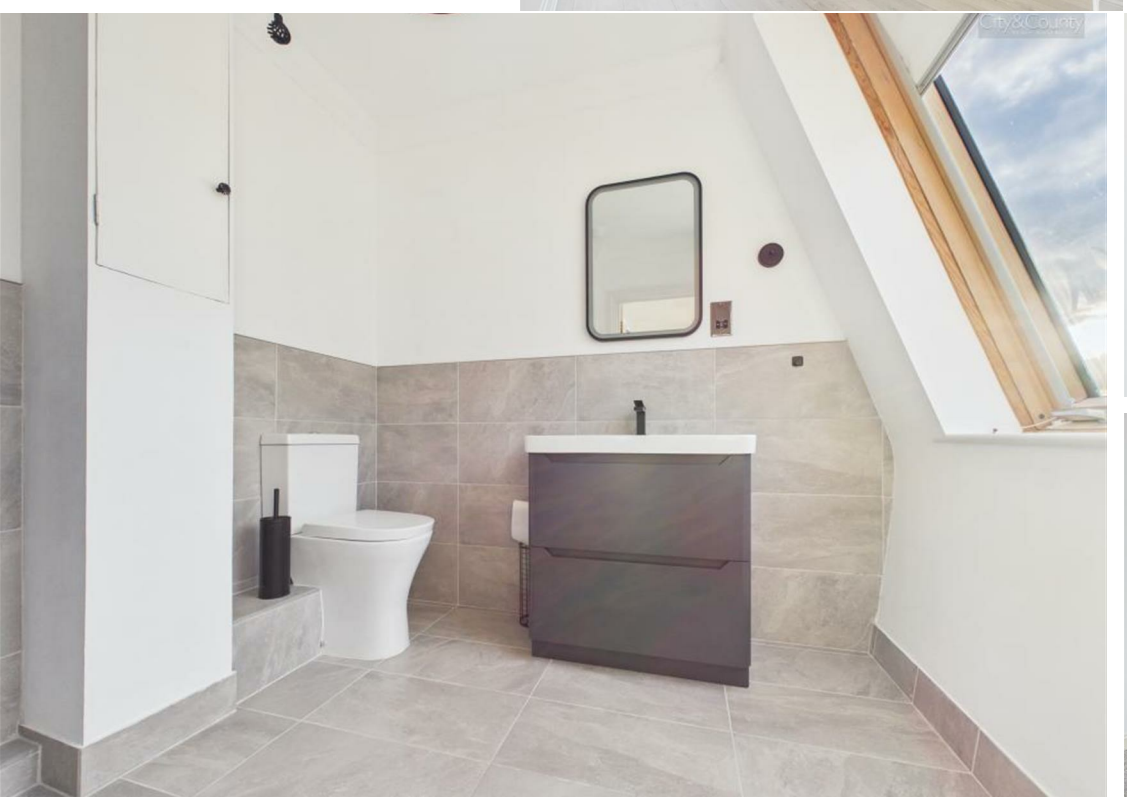


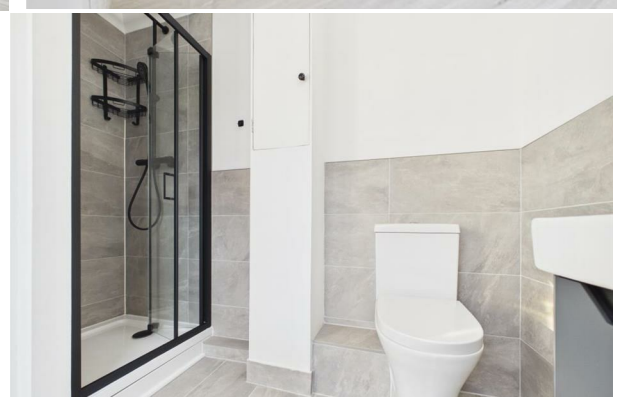








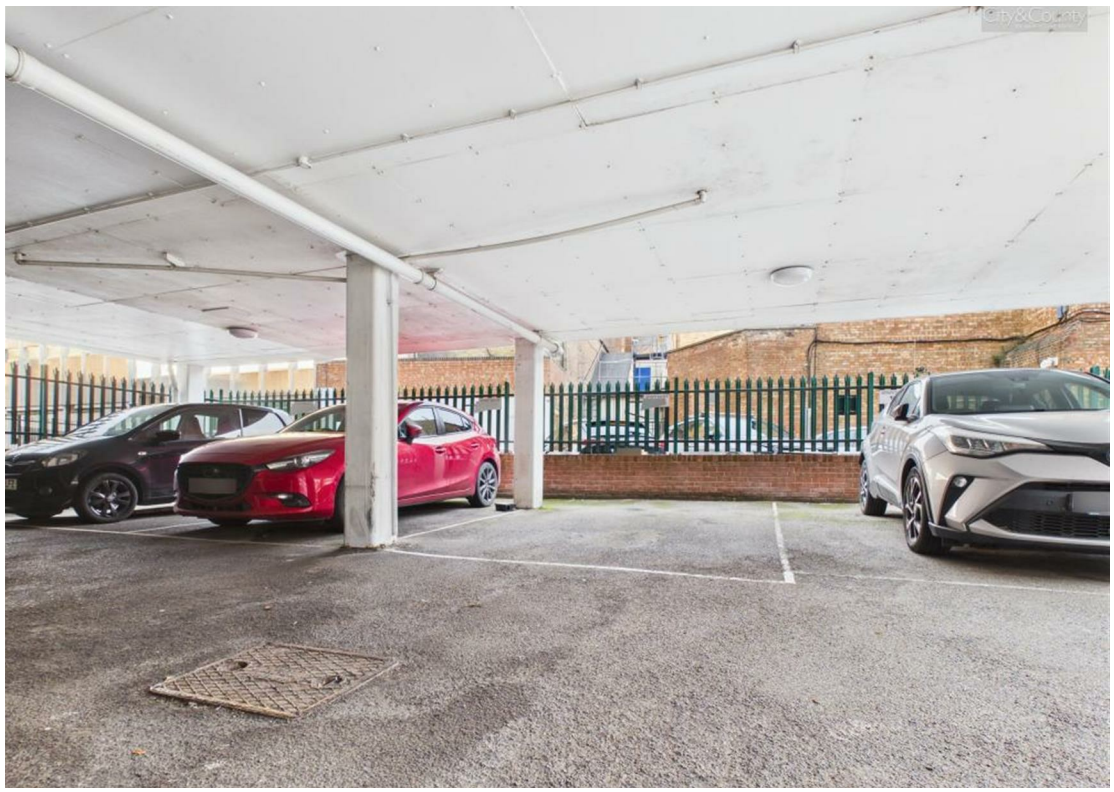












IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Lift Access, Ramped Access
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: Yes
Restrictive covenant: Yes
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: Yes
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: Electric Mains, Electric Room Heaters
Internet connection: Adsl, Cable, Fttp
Internet Speed: TBC
Mobile Coverage: TBC

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