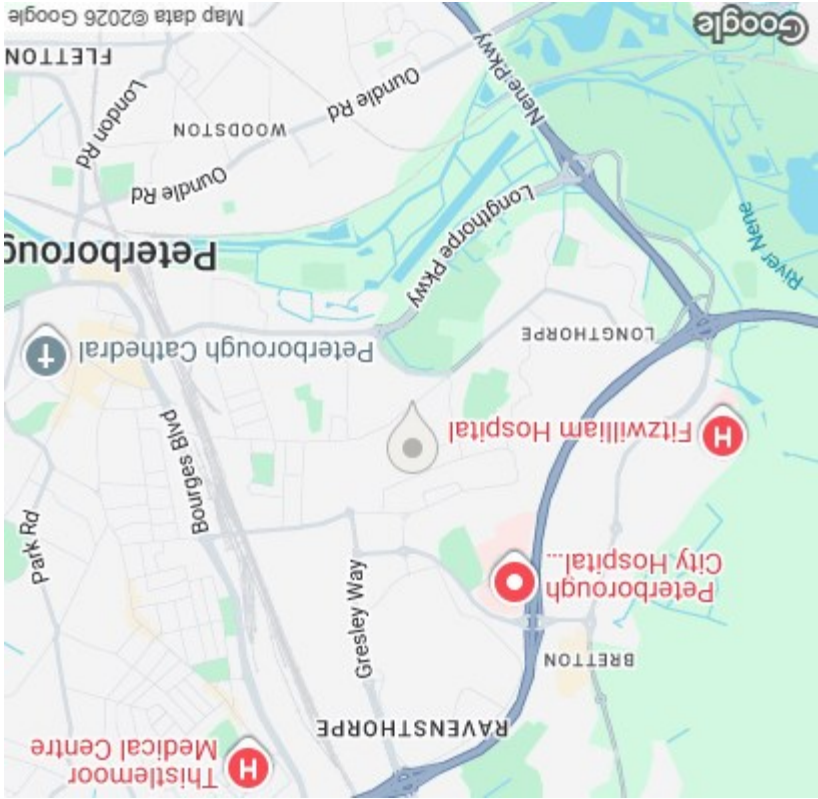


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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 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	Minimum
A (92-100)	A (79-91)
B (81-91)	B (69-81)
C (69-81)	C (55-69)
D (55-69)	D (39-55)
E (39-55)	E (21-39)
F (21-39)	F (1-21)
G (1-21)	G (1-21)

Any energy efficient lower rating costs
 Any energy inefficient lower rating costs
 EPC Rating: 73
 EPC Rating: 63

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



Thorpe Park Road

Peterborough, PE3 6LJ

Guide Price £300,000 - £320,000

A rare opportunity to acquire a one-of-a-kind ground floor apartment on the prestigious Thorpe Park Road in Peterborough, forming part of an elegant former detached residence and occupying a generous plot. Offering approximately 1,431 ft² of versatile, well-proportioned accommodation and available with no forward chain, this distinctive home perfectly combines character, space and privacy in one of the city's most desirable locations. The ground floor apartment benefits from the principal driveway and exclusive use of the generous frontage directly in front of the property. A separate side access to the left serves the upper floor apartment, ensuring clearly defined and independent entrances.

Situated on the highly sought-after Thorpe Park Road in Peterborough, this truly unique and exceptionally spacious ground floor apartment forms part of what was originally an impressive detached residence and occupies a generous plot with a mature rear garden, offering a rare combination of character, space and privacy. Extending to approximately 133 m² (around 1,431 ft²), the accommodation is both versatile and well-proportioned, beginning with an enclosed entrance porch that leads into a welcoming entrance hall, setting the tone for the generous proportions found throughout. From here, the layout flows seamlessly into a large central living room, an ideal space for relaxing or entertaining, with a charming bay frontage and double doors opening through to a bright and adaptable sitting room, which could equally serve as a third bedroom, home office or formal dining room depending on requirements. The inner hallway connects the living areas with the bedroom accommodation and practical spaces, revealing a spacious kitchen diner positioned to the rear, perfectly suited to modern family life with ample room for both cooking and dining, alongside a separate utility room providing additional storage and workspace. There are two excellent double bedrooms, including a particularly comfortable principal bedroom, all served by a well-appointed family bathroom and an additional separate WC for convenience. The thoughtful configuration offers flexibility for a variety of buyers, whether downsizers seeking single-level living without compromising on space, professionals working from home, or those looking for something distinctive and characterful. Outside, the property benefits from exclusive use of the driveway sweep and all land directly to the front of the building, offering excellent parking provision and defined private space. The upper apartment is accessed separately via a side entrance on the left-hand side, allowing both residences to maintain independent access. Offered for sale with no forward chain, this one-of-a-kind home presents an outstanding opportunity to acquire a substantial and individual ground floor residence in one of Peterborough's most desirable locations.

Entrance Porch
1.48 x 1.13 (4'10" x 3'8")

Entrance Hall
1.48 x 1.99 (4'10" x 6'6")

Hallway
4.72 x 1.75 (15'5" x 5'8")

Living Room
4.68 x 5.87 (15'4" x 19'3")

Sitting Room/Bedroom Three
2.61 x 6.92 (8'6" x 22'8")

WC
2.76 x 1.06 (9'0" x 3'5")

Kitchen Diner
5.93 x 3.90 (19'5" x 12'9")

Hallway
1.34 x 4.08 (4'4" x 13'4")



Utility Room
3.27 x 1.81 (10'8" x 5'11")

Master Bedroom
3.65 x 3.69 (11'11" x 12'1")

Bathroom
2.64 x 2.77 (8'7" x 9'1")

Bedroom Two
3.78 x 3.62 (12'4" x 11'10")

EPC - D
63/73

Tenure - Freehold

The freehold is jointly owned by the ground and first floor apartment owners. Responsibility for building maintenance and any associated costs will be confirmed by your solicitor upon agreement of a sale.

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: Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Ftp
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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.

