

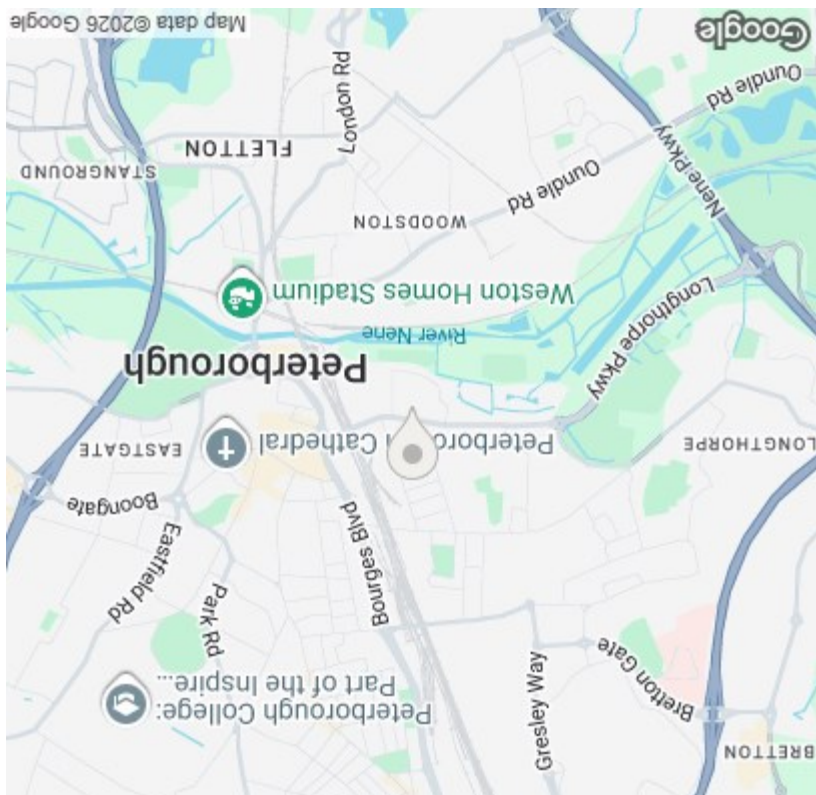
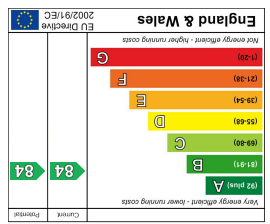
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

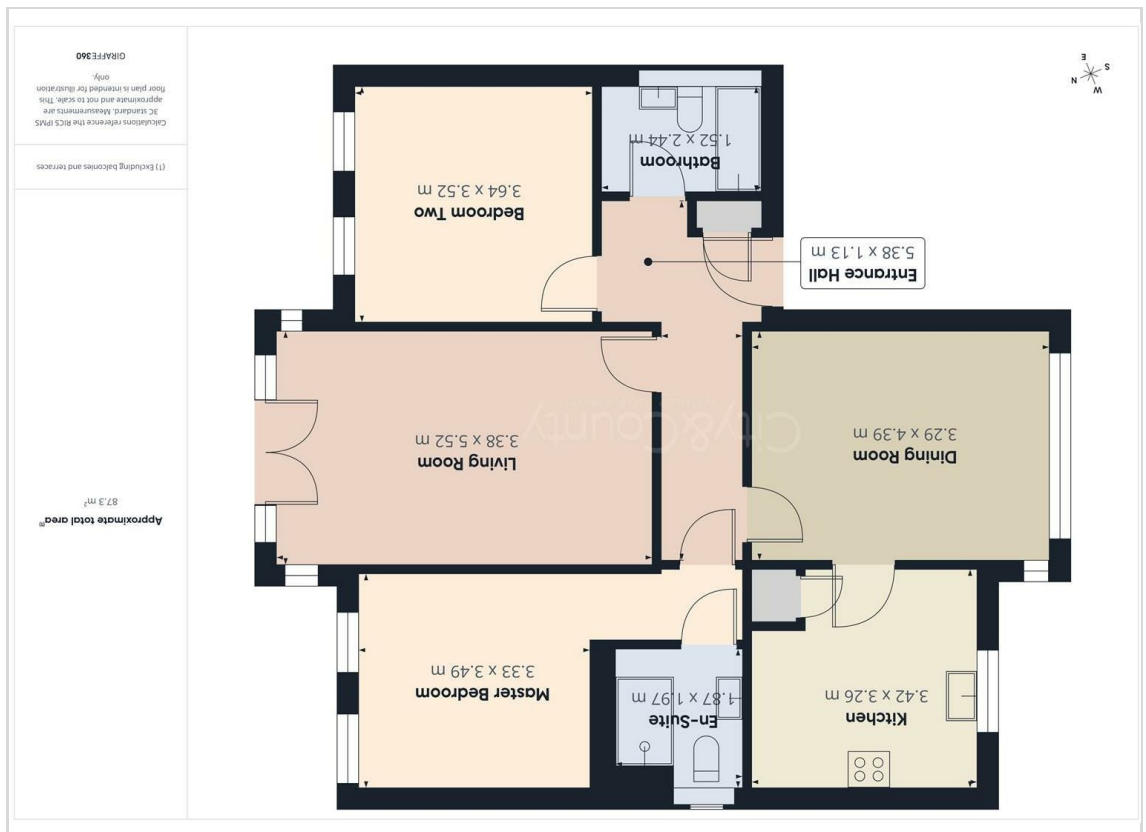
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Energy Efficiency Graph



Area Map



Floor Plan



Walnut Mews

Peterborough, PE3 6GJ

Guide Price £220,000 - Leasehold , Tax Band - D

 2
  2
  2
  B

Walnut Mews

Peterborough, PE3 6GJ

Guide Price £220,000 - £230,000

Set within the sought-after Walnut Mews, this first-floor apartment enjoys a peaceful city-centre cul-de-sac location while remaining just a short walk from Peterborough's mainline train station and vibrant shopping centre. Deceptively spacious throughout, the property is presented in modern condition and offers a flexible layout ideal for contemporary living. Two well-proportioned double bedrooms are complemented by an en-suite to the master, while two reception rooms provide versatile space for relaxing, entertaining or working from home. The apartment further benefits from allocated parking and a private balcony, offering attractive views across the city centre and a perfect spot to unwind. Combining comfort, convenience and location, this home is an excellent opportunity for professionals, downsizers or investors alike.

Positioned within the desirable Walnut Mews development, this well-appointed apartment offers a thoughtfully designed and impressively spacious layout, perfectly suited to modern city living. Accessed via a welcoming entrance hall, the accommodation flows effortlessly through the home, creating a strong sense of space and separation between living and sleeping areas.

At the heart of the property is a generous living room, filled with natural light and opening directly onto a private balcony that enjoys pleasant city-centre views, providing an ideal spot for relaxing or entertaining. Complementing this is a separate dining room, offering excellent flexibility for formal dining, home working or additional reception space. The kitchen is neatly arranged and well proportioned, positioned conveniently close to the dining area for everyday practicality. The apartment features two spacious double bedrooms, both offering comfortable accommodation. The master bedroom benefits from its own en-suite shower room, creating a private retreat, while the second bedroom is served by a well-appointed family bathroom accessed from the hallway. The overall layout has been carefully planned to maximise comfort, storage and ease of living. With its modern presentation, excellent internal proportions and a location that places the train station, shopping centre and city amenities within easy walking distance, this Walnut Mews apartment represents a superb opportunity for professionals, downsizers or investors seeking a high-quality home in the heart of Peterborough.

Entrance Hall

5.38 x 1.13 (17'7" x 3'8")

Living Room

3.38 x 5.52 (11'1" x 18'1")

Dining Room

3.29 x 4.39 (10'9" x 14'4")

Kitchen

3.42 x 3.26 (11'2" x 10'8")

Master Bedroom

3.33 x 3.49 (10'11" x 11'5")

En-Suite To Master Bedroom

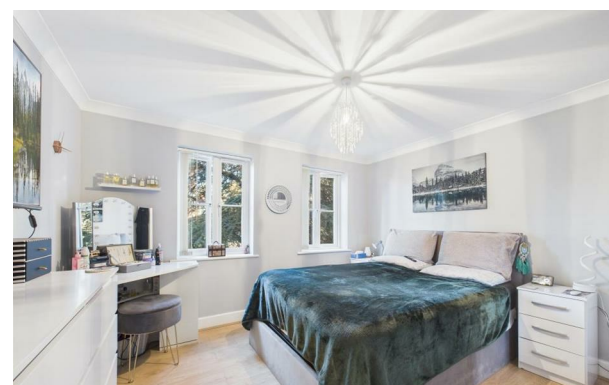
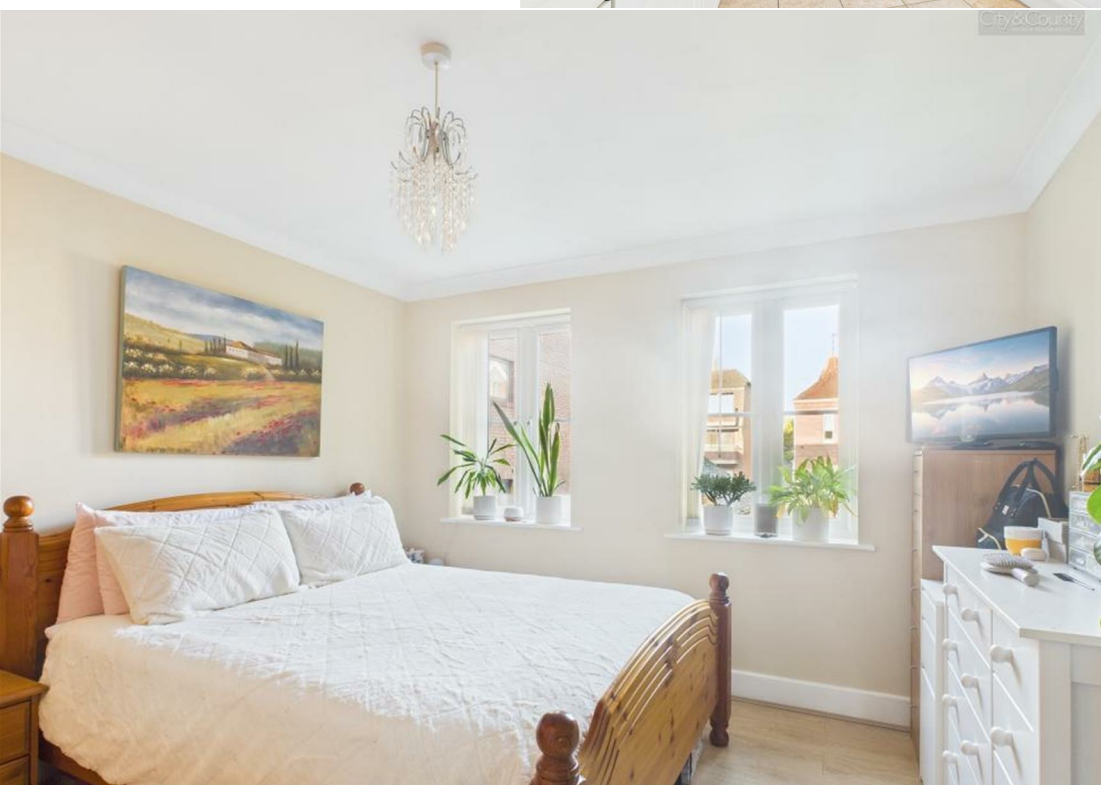
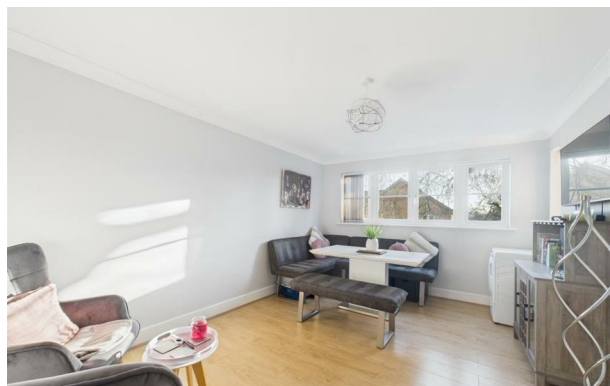
1.87 x 1.97 (6'1" x 6'5")

Bedroom Two

3.64 x 3.52 (11'11" x 11'6")

Bathroom

1.52 x 2.44 (4'11" x 8'0")



EPC - B
84/84

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 - 108 years
Ground rent £150 per annum
Service charge £1500 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: Yes
- 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: Gas Mains
- Internet connection: Fttp
- Internet Speed: up to 80Mbps
- 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

