

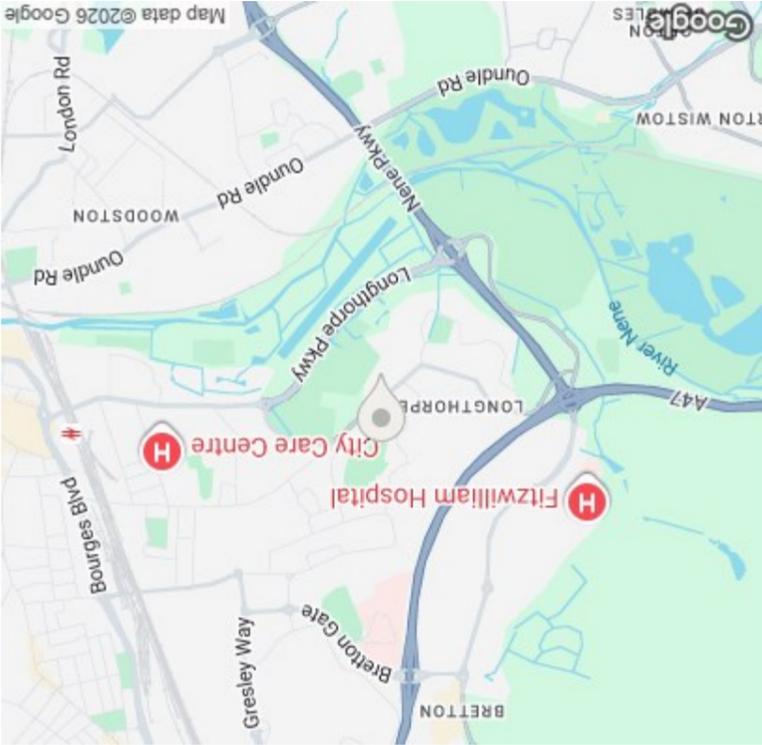
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (81-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (9-20)
G (9-20)	G (1-10)

Any energy efficient - lower rating costs  
Any energy inefficient - higher rating costs

EU Directive 2002/91/EC

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 Road  
Peterborough, PE3 6JH

Offers In Excess Of £240,000 - Freehold , Tax Band - D



## Thorpe Road

Peterborough, PE3 6JH

A luxury penthouse apartment in Jubilee Mansions, offered with no forward chain. This stylish home features two spacious double bedrooms, a generous living room, and a modern kitchen dining room. With a family bathroom, en-suite, lift access, and an abundance of parking, this property provides both comfort and convenience. Outside, a well-kept communal garden offers a great space for entertaining. Ideally located within walking distance of Peterborough City Centre and the train station, it makes an excellent first-time purchase, investment, or downsizing option.

This impressive penthouse apartment combines space, style, and practicality in a desirable central location. The property opens with an entrance hall leading into a bright and airy hallway that connects the main living areas. The large living room is a standout feature, perfect for both relaxing and entertaining, while the separate kitchen diner offers ample space for cooking and dining with modern fittings throughout. The apartment boasts two generously sized double bedrooms, with the master enjoying the benefit of an en-suite shower room. A contemporary family bathroom serves the second bedroom and guests. Additional conveniences include lift access, a practical storage cupboard, and plentiful parking for residents. Outside, the communal garden provides a pleasant retreat, ideal for social gatherings or simply enjoying the sunshine. Situated within walking distance to Peterborough City Centre, the train station, and local amenities, this penthouse offers a fantastic opportunity for those seeking stylish city living.

**Entrance Hall**  
2.14 x 1.38 (7'0" x 4'6")

**Hallway**  
1.46 x 8.88 (4'9" x 29'1")

**Living Room**  
5.55 x 7.03 (18'2" x 23'0")

**Kitchen Diner**  
3.98 x 4.61 (13'0" x 15'1")

**Master Bedroom**  
7.77 x 3.57 (25'5" x 11'8")

**En-Suite To Master Bedroom**  
2.69 x 2.00 (8'9" x 6'6")

**Bedroom Two**  
3.97 x 4.21 (13'0" x 13'9")

**Storage Cupboard**  
1.53 x 1.29 (5'0" x 4'2")

**Shower Room**  
2.68 x 1.75 (8'9" x 5'8")

**EPC - B**  
81/83

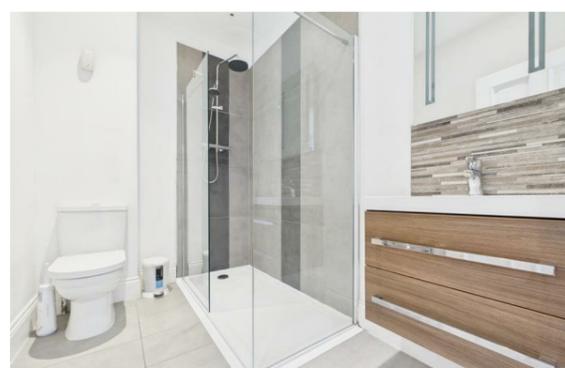
**Tenure - Leasehold**

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 - upon completion of a sale the lease will have been extended to 999 years of which solicitors will deal with.

Ground rent £150 per annum  
Service charge £1900 per annum

### IMPORTANT LEGAL INFORMATION



Construction: Standard  
Accessibility / Adaptations: Lift 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: TBC  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: Not Known  
Business from property NOT allowed: Not Known  
Property subletting: Not Known  
Tree preservation order: No  
Other: Not Known  
Right of way public: Not Known  
Right of way private: Not Known  
Registered easements: Not Known  
Shared driveway: Yes  
Third party loft access: Not Known  
Third party drain access: Not Known  
Other: Not Known  
Parking: Communal Car Park Allocated Space  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, 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.

