Viersen Platz

Peterborough, PE1 1ER

Guide Price £70,000 - Leasehold , Tax Band - C

2 | 1 | 1 | C

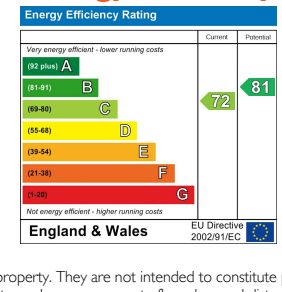
Floor Plan

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.

Viersen Platz

Peterborough, PE1 1ER

Situated in the popular Burlington House at Viersen Platz, this beautifully updated third-floor apartment combines modern living with an unbeatable City Centre location. Immaculately presented and ready to move straight into, it offers stylish, low-maintenance accommodation ideal for professionals, first-time buyers, or investors alike.

Located on the third floor of Burlington House in the heart of Peterborough City Centre, this stylish apartment offers a superb balance of modern comfort and city convenience. Having undergone a comprehensive scheme of improvements during its current ownership—including a new kitchen, shower room, flooring, heating, and windows—it is presented in excellent condition and ready for immediate occupation. The accommodation comprises an entrance hall leading through to a central hallway, providing access to two well-proportioned bedrooms and a contemporary shower room. The heart of the home is the impressive open-plan kitchen and living area, a bright and versatile space ideal for both relaxation and entertaining. Offered for sale with no forward chain, this property represents an excellent opportunity for first-time buyers, professionals, or investors seeking a turnkey city apartment in a prime location.

AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Entrance Hall
0.95 x 2.68 (3'1" x 8'9")

Hallway
3.30 x 0.86 (10'9" x 2'9")

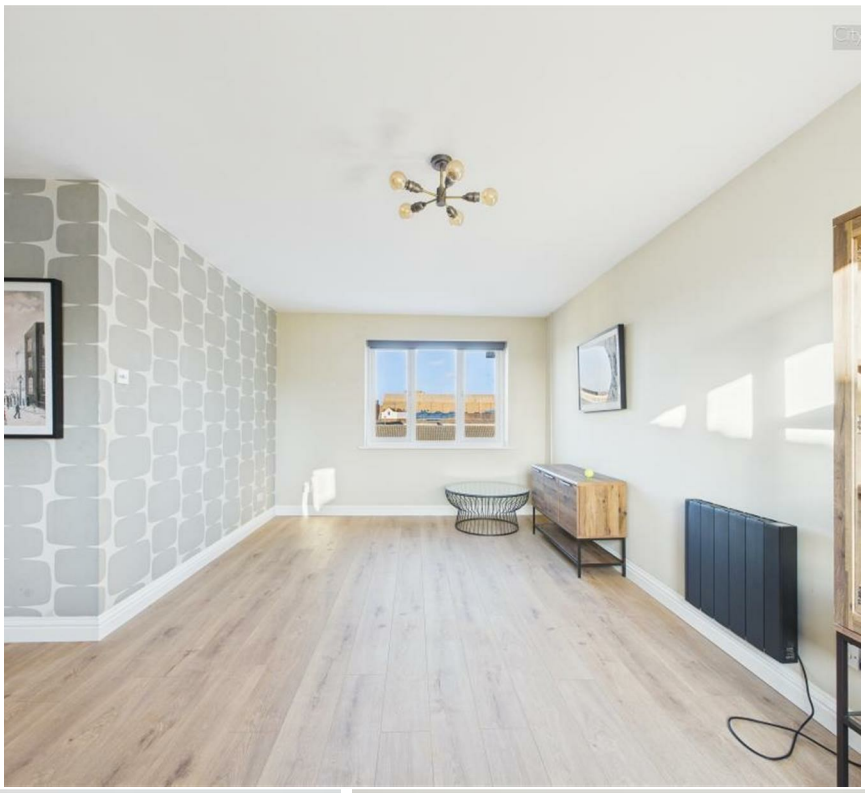
Kitchen/Living Area
5.73 x 5.48 (18'9" x 17'11")

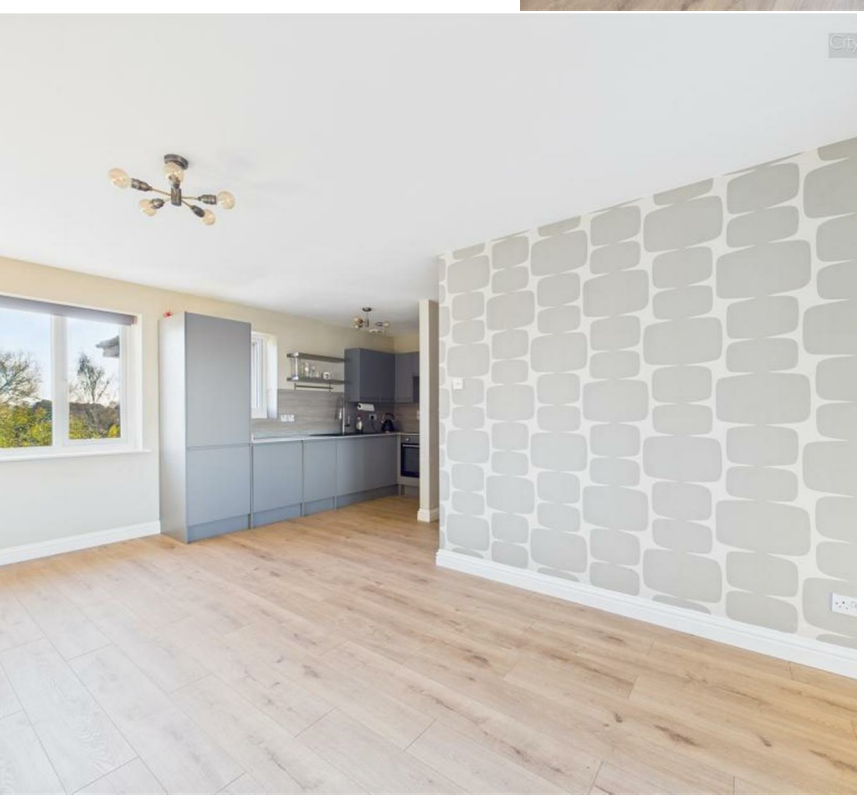
Master Bedroom
3.25 x 2.68 (10'7" x 8'9")

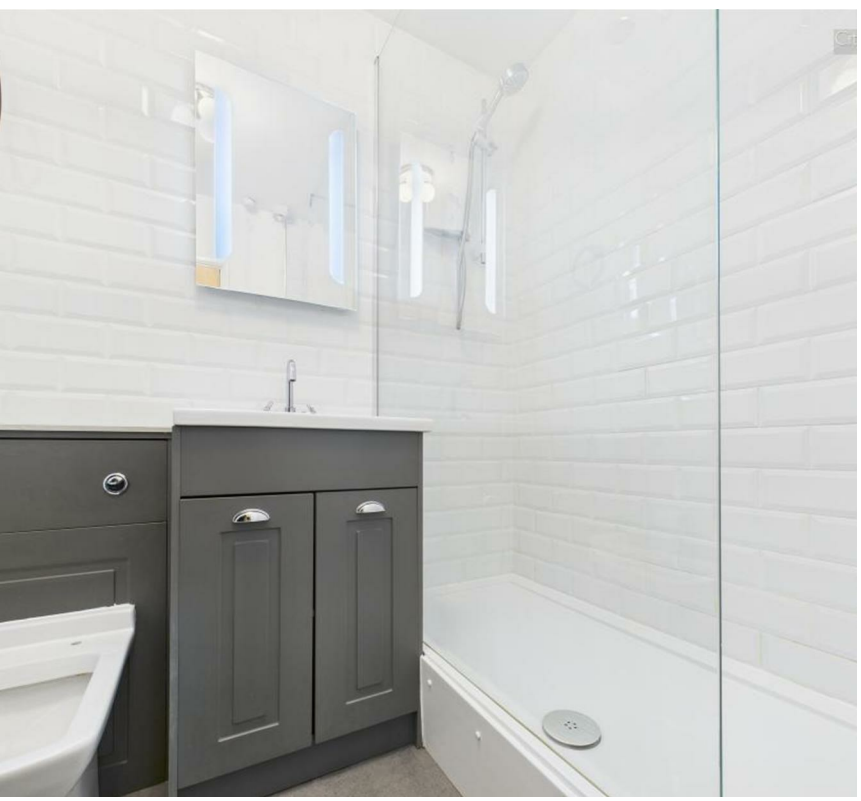
Shower Room
1.96 x 1.69 (6'5" x 5'6")

Bedroom Two
2.75 x 2.68 (9'0" x 8'9")

EPC - C
72/81







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 - 85 years
Ground rent £250 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: Yes
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
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters
Internet connection: Cable
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