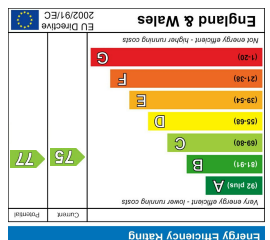


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Huntly Grove
Peterborough, PE1 4DW

Offers In Excess Of £120,000 - Leasehold , Tax Band - B



Huntly Grove

Peterborough, PE1 4DW

A beautifully modernised one bedroom ground floor apartment set within the sought after Huntly Grove, ideally positioned in the city centre within easy walking distance of Peterborough Station and Central Park. Offered with no forward chain, the property benefits from a spacious layout, a single garage with power, visitor parking and well maintained communal gardens, making it an excellent first time purchase or investment opportunity.

This well presented ground floor apartment offers a generous and thoughtfully arranged layout, having been modernised throughout to create a stylish and comfortable living space. The property is accessed via a welcoming entrance hall which leads through to a bright and spacious lounge diner, providing ample room for both relaxing and entertaining. The separate kitchen is well proportioned and fitted to a modern standard, offering practical workspace and storage. The master bedroom is a good sized double room, enjoying a pleasant outlook and plenty of natural light. Completing the accommodation is a contemporary shower room, finished to a clean and modern specification. Externally, the property benefits from well kept communal gardens, along with visitor parking for convenience. A particular highlight is the single garage with power, providing secure parking or additional storage. Situated in a prime city centre location, the apartment is within easy walking distance of Peterborough Station, making it ideal for commuters, as well as Central Park and a range of local amenities. Offered with no forward chain, this is a superb opportunity for buyers seeking a ready to move into home in a highly convenient setting.

Entrance Hall
3.98 x 1.20 (13'0" x 3'11")

Kitchen
3.78 x 1.94 (12'4" x 6'4")

Lounge Diner
5.95 x 3.17 (19'6" x 10'4")

Master Bedroom
4.35 x 3.13 (14'3" x 10'3")

Shower Room
2.86 x 1.95 (9'4" x 6'4")

Garage
4.93 x 2.54 (16'2" x 8'3")

EPC - C
75/77

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 - 187 years

Ground rent £0 per annum

Service charge £1625 per annum

IMPORTANT LEGAL INFORMATION

Construction: Standard

Accessibility / Adaptations: None

Building safety: No

Known planning considerations: None

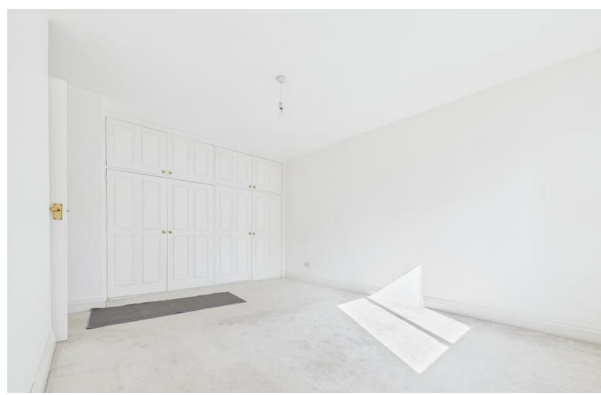
Flooded in the last 5 years: No

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 (answer yes if there are restrictions, eg does not allow pets): 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: Single Garage
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- 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.