



Hereward Tower, Broadway, Peterborough Freehold Guide Price- £160,000

Hurfords

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stunning penthouse apartment with panoramic views over the city
- High specification kitchen with breakfast bar

A fine example of cosmopolitan City living is this beautiful penthouse suite, situated in a prime location in the hub of Broadway in Peterborough's city centre, with direct access to retail, eateries, wine bars and transport links along with a vibrant cafe culture.

The building is accessed at ground level from Broadway/Hereward Cross, leading into a communal hallway with stairs and left access.

The apartment is entered into a hallway with access to storage to either side. On the left hand side is the master bedroom with in-built storage an en-suite facilities with Porcelanosa finishes and fantastic city views.

Off the hallway and to the right hand side is the second bedroom, which is a good sized well-appointed double, benefiting from plenty of natural light, also with far reaching views across Peterborough and the cathedral.



Further along the hallway and also on the right is the third bedroom, which has far reaching views over Peterborough.

There is access to a family shower room, also situated on the right hand side, fitted with a contemporary suite with Porcelanosa finishes.

At the rear of the property is the open-plan living area which is a beautiful contemporary space, benefitting from ample natural light and enjoying views over Peterborough's historic cathedral and beyond. There are patio doors at the rear with a Juliet balcony.

The living area is open plan through to the kitchen, which is fitted with a range of contemporary high gloss Symphony base and wall units, built-in oven, gas hob with extractor hood over, task lighting to work surfaces and wood effect flooring. There is also a large breakfast bar with space for six, seated.

The property also has a fantastic four car garage with roller door.

Key information;

Energy-efficient combi boiler

Secure entry and intercom system

Central waste collection

Lift to car park and street levels

Hardwood veneered doors

CCTV to common areas and car parking

Modern Method of Auction

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in



addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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