



## 2 bed apartment to buy in PE1

Wentworth Street, Peterborough,  
Cambridgeshire, PE1 1DS

**£115,000** Starting Bid

 x2  x2  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Third Floor Flat in City Centre
- ✓ Lounge/Kitchen/Diner
- ✓ En-Suite Shower Room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

WENTWORTH STREET is located in the section of Priestgate parallel to Bridge Street and is in the heart of the city centre. The mainline railway station is within walking distance.

THIS TWO BEDROOM THIRD FLOOR FLAT forms part of a block of converted office buildings.

THE ACCOMMODATION is as follows (N.B. All dimensions are approximate) :-

### GROUND FLOOR

Communal Entrance: Secure entry system. Stairs and lift off to upper floors.

### THIRD FLOOR: NUMBER 30

Entrance Hall: Entrance door with spy hole. Secure entry system. Laminate flooring. "Dimplex" electric panel heater. Built-in storage cupboard housing "Gledhill" hot water cylinder fitted shelf and plumbing for washing machine. Coat hooks.

Open-Plan Lounge Diner/Kitchen: 15' (4.57m) x 10' 4" (3.15m) plus 8' 6" (2.59m) x 3' 9" (1.14m). uPVC double glazed window with side aspect. Three sky lights. Recessed ceiling lights. Laminate flooring. Worktops with inset stainless-steel sink and with drawers and cupboards under. Matching wall mounted cupboards. Built-in fridge/freezer. "AEG Competence" integrated oven with four-ring ceramic hob and filter/light over. Telephone point. "Dimplex" electric panel heater.

Bedroom 1: 10' 11" (3.32m) x 9' 7" (2.92m). Two uPVC double glazed windows with rear aspect and with fitted blinds. Fitted carpet. "Dimplex" electric panel heater. Television aerial socket. Door to:-

En-suite Shower Room: 6' 9" (2.05m), max. x 5' (1.52m), max. Sensor recessed ceiling lights. Walls part tiled. Tiled floor. Glazed shower cubicle with mains shower and additional rainfall shower head over. Pedestal hand-basin with tiled splashback. Close-coupled w.c. Shaver point. Robe/towel hooks. Extractor fan. Chrome ladder-style towel rail/radiator.

Bedroom 2: 10' 11" (3.32m) x 9' 6" (2.89m). uPVC double glazed window with rear aspect and with fitted blinds. Fitted carpet. Television aerial socket. "Dimplex" electric panel heater. Wardrobe with sliding mirrored doors.

Bathroom: 6' 8" (2.03m) x 5' 7" (1.70m). Sensor recessed ceiling lights. Walls part tiled. Tiled floor. Panelled bath with mains shower over and with glazed shower screen. Pedestal hand-basin with tiled splashback. Close-coupled w.c. Shaver point. Robe/towel hooks. Extractor fan. Chrome ladder-style towel rail/radiator.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 115

Annual Ground Rent Amount: £396.00

Annual Service Charge Amount: £2,308.00

Price: Starting Bid £115,000

Property Type: Apartment

Year built: 2015

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

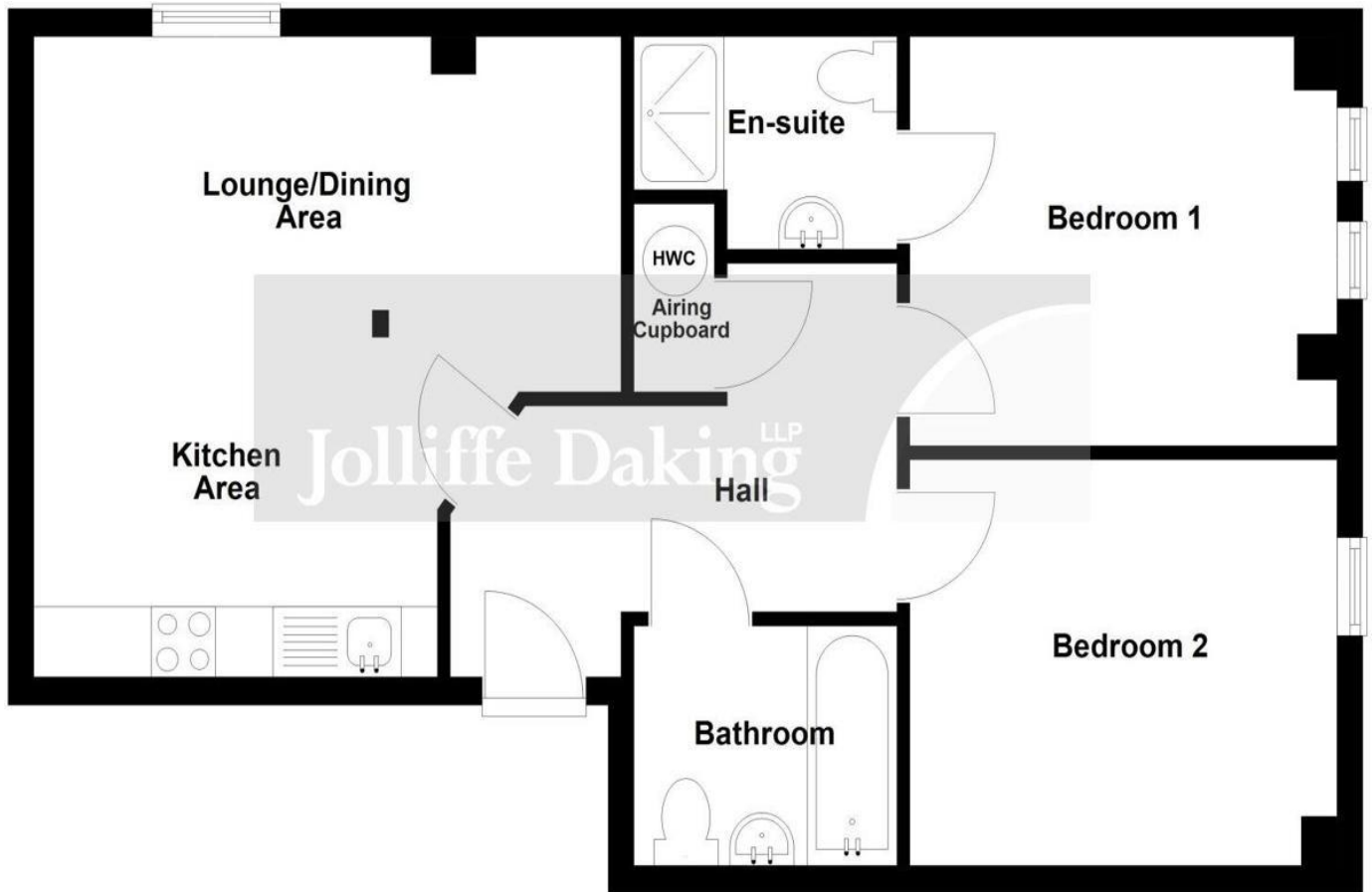
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Wentworth Street, Peterborough, Cambridgeshire, PE1 1DS

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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