



Cubitt Way, Peterborough

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- CHAIN FREE
- TWO DOUBLE BEDROOM APARTMENT
- OPEN PLAN LIVING
- ALLOCATED PARKING
- BALCONY
- IDEAL LOCATION - WALKING DISTANCE TO CITY CENTRE
- VIRTUAL FREEHOLD - 978 YEARS REMAINING ON LEASE
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS

\*\*\*CHAIN FREE\*\*\*

SellMyHome are proud to present to market this well-presented two-bedroom apartment, located on the third floor of a modern development in Peterborough, PE2.

Offering both comfort and convenience, this spacious apartment is ideal for first-time buyers, investors, or professionals.

The property comprises a bright and airy open-plan living/kitchen/dining area with access to a private balcony enjoying pleasant views over Woodston Recreation Area. There are two generously sized double bedrooms and a modern family bathroom.

Further benefits include an allocated parking space within a gated secure car park, a secure entrance door with intercom system, and both stairs and lift access to the third floor.

The apartment is offered to the market with no onward chain, making for a smooth purchase process.

Situated in a popular residential area, the property enjoys excellent transport links, with easy access to Peterborough Railway Station for direct services to London and beyond, as well as local bus routes and major road networks including the A1(M). Local amenities, shops, and leisure facilities are all within close reach.

This is a must-see apartment offering modern living with superb connections!

Early viewing is highly recommended.

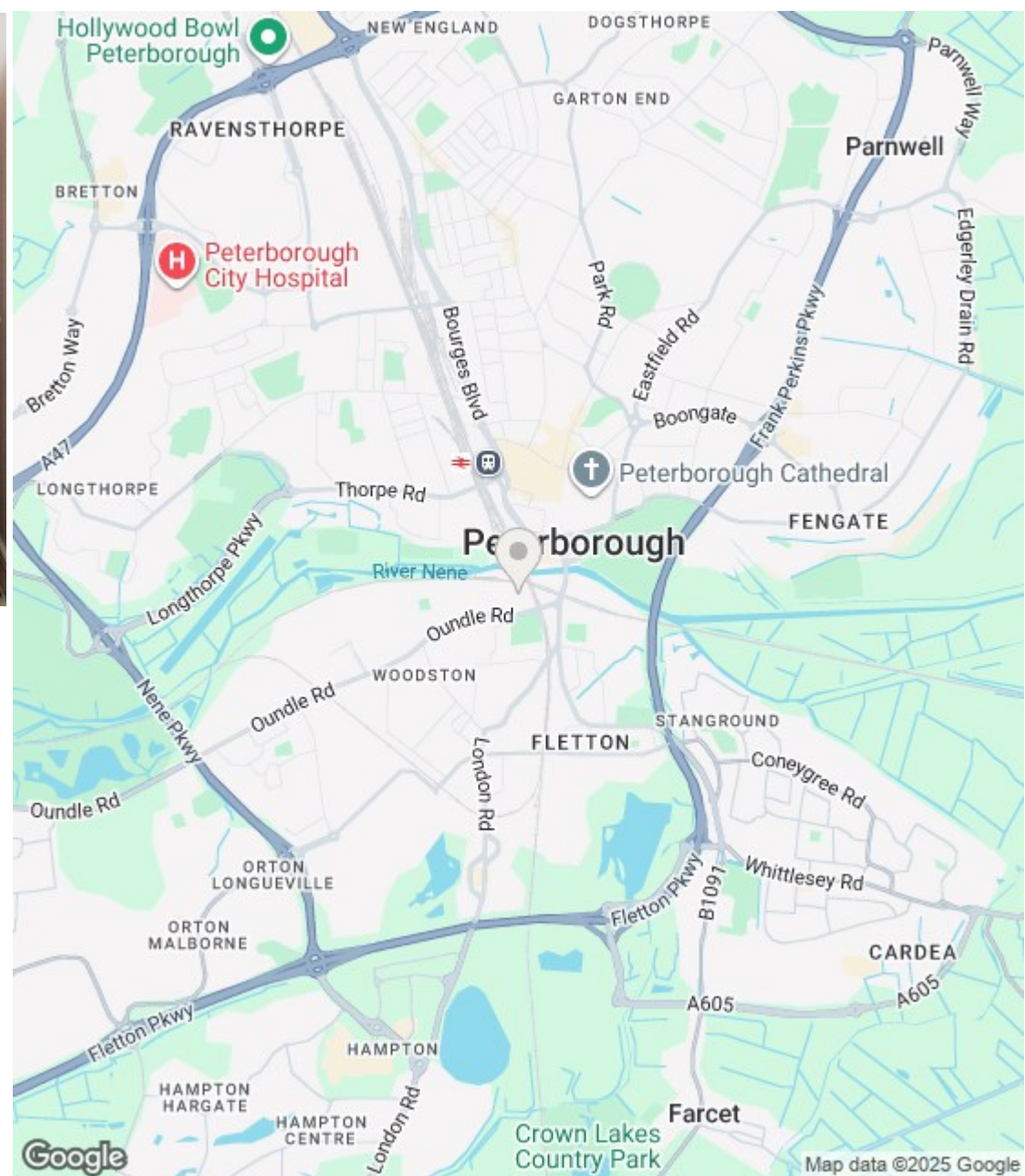
Tenure: Leasehold  
Lease Length: 978 Years Remaining  
Service Charge: £3,300 per annum  
Ground Rent: £250 per annum  
Council Tax Band: B

All details are approximate and should be checked via your solicitors.

Price: £130,000







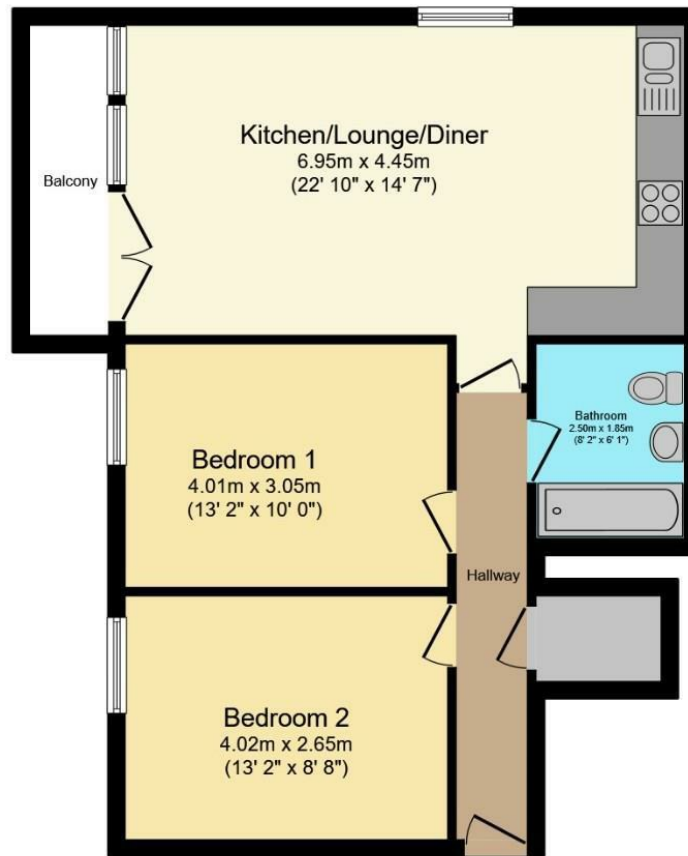
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Total floor area 64.7 sq.m. (696 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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