



Bayard Plaza Broadway, Peterborough  
**£179,995 Leasehold**

**Sharman  
Quinney**

# Key Features



Ask Agent Years remaining as of Ask Agent

£Ask Agent Ground Rent pcy

Review due: Ask Agent

£1200.00 Service Charge pcy

Review due: 01/2025

- Two Bedrooms
- En-Suite To Master
- Open Plan Living
- Secure Parking
- No Chain

Bayard Plaza is an outstanding development of high quality executive apartments in the heart of the Cathedral city of Peterborough. This iconic building formerly built for Peterborough City Council is architecturally stunning and geographically outstanding, making it perfect for conversion into a collection apartments.



## GROUND FLOOR

**ENTRANCE/RECEPTION:** Secure door entry system. CCTV in communal areas. Building manager and concierge service in reception. Lifts to all floors.

## FOURTH FLOOR

**OPEN PLAN/KITCHEN/LOUNGE:** 7.02m x 4.89m (23'04" max x 16'05" max) Entrance door. Double glazed window. Fitted with a range of base and wall units. Fitted Quartz worktops. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with chimney style cooker hood over. Integrated Zanussi fridge/freezer, dishwasher and washer dryer. Built in airing cupboard housing hot water cylinder. Wall mounted heater.

**BEDROOM:** 3.08m x 2.47m (10'11" plus recess x 8'11" max) Double glazed window. Built in wardrobe. Wall mounted heater.

**EN-SUITE:** Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

**BEDROOM:** 3.96m x 2.44m (13'01" max x 8'01" max) Wall mounted heater. Built in wardrobe.

**BATHROOM:** Low level WC. Wash hand basin



with mixer tap. Bath with mixer tap and shower attachment. Heated towel rail.

OUTSIDE: Secure gated access. Secure underground parking.

Leasehold: The vendor informs us there are 997 years remaining on the lease, with a service charge of approx £100pcm payable.

NB: The vendor is offering incentives for buyers looking to purchase this property subject to a 90 day completion, \*\*FREE LEGALS, STAMP DUTY PAID BY VENDOR, DEPOSIT CONTRIBUTION OF 5%\*\*.

To view this property call Sharman Quinney on:  
**01733 897896**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 897896

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :PTB206427 - 0005