

109 Vicarage Farm Road  
Peterborough  
Cambridgeshire.  
PE1 5TP

200,000



- Penthouse Apartment
- Two Bedrooms
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- Two Car Parking Spaces
- No Forward Chain



Ref: PRA11979

Viewing Instructions: Strictly By Appointment Only

## General Description

Smart Move are pleased to bring to the market these high quality, private penthouses apartment located on the east side of Peterborough city centre, this modern development offers quality finishing and convenience, each apartment has allocated parking and offers easy access to the A1M motorway and the city centre. Call the Smart Move sales team on 01733 313373 for more details.

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## Accommodation

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### Lounge/Kitchen (13' 06" x 33' 04" ) or (4.11m x 10.16m)

Fitted kitchen with base and wall mounted units, fitted with a range of appliances to include a built in oven and hob and sink unit, fridge/freezer and dishwasher, laminate flooring.



### Bedroom 1 (14' 04" x 12' 06" ) or (4.37m x 3.81m)

UPVC double glazed window with views over the terrace fitted carpets and door to ensuite.



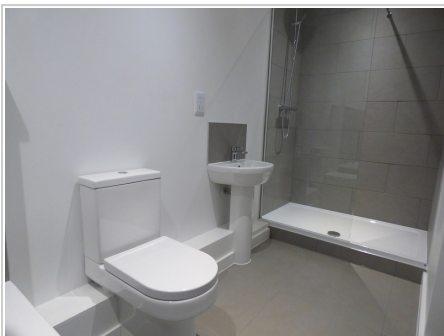
### En Suite (7' 02" x 4' 07" ) or (2.18m x 1.40m)

fitted with a three piece suite Comprising of a double shower cubicle, low level WC and a wash hand basin, heated towel rail and tiled flooring.



### Bedroom 2 (14' 05" x 8' 07" ) or (4.39m x 2.62m)

Skylight Window, radiator and fitted carpets.



### Bathroom (11' 08" x 7' 10" ) or (3.56m x 2.39m)

Comprising of a three piece suite, low level WC, wash hand basin and a double shower cubical, heated towel rail and tiled flooring.

# Services

Mains electricity, mains water, mains drainage

# Tenure

We are informed that the tenure is Leasehold

# Council Tax

Band A



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*