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# BELVOIR!



**117 Park Road, Peterborough, PE1 2TZ**

**£117,000**

**\*\* HELP TO BUY AVAILABLE ON THIS PROPERTY \*\***

**BRAND NEW** one bedroom property is ideally located at the heart of the thriving Peterborough City Centre and benefits from **ALLOCATED PARKING** and a **250 YEAR LEASE!** This stylish and contemporary apartment would be an ideal purchase for a **FIRST TIME BUYER OR AN INVESTMENT PURCHASE**



# 117 Park Road, Peterborough, PE1 2TZ

## Park House

Park House, a stylish residential development in the heart of Peterborough, located on Park Road just minutes walk from John Lewis Store and Queensgate shopping Centre. It is 0.7 miles to Peterborough Station just a 14 minute walk giving access for commuters to Central London (Kings Cross) in just 45 minutes (due to reduce down to 37 minutes by 2018). The Building comprises of 24 one bedroom apartments and all come with a reserved secure parking space.

Each apartment has been carefully thought out by the design team to maximise the effective use of light, space and functionality. The high quality fittings and attention to detail are evident throughout.

Park House has been designed with an exacting level of detail to maximise both the usability and functionality of each apartment and the specification throughout ensures that they are built to not only look stunning but to be maintenance free for years to come.

## Communal Entrance

The communal areas have been designed to create an impressive entrance to owners and their guests. The communal area benefits from a lift travelling to all 3 floors and access to rear communal car park area.

## Entrance Hall

Entrance into the apartment is greeted with laminate flooring and doors leading to open plan kitchen/living area, double bedroom and family bathroom.

## Open plan living/kitchen area

The Kitchen area is fitted with a matching range of gloss finished base and eye level units with built in single oven, hob and extractor fan, stainless steel sink unit with drainer and mixer tap over, integrated fridge/freezer, space for washer / dryer, task lighting to work surfaces, fitted with laminate flooring, open plan to living area.

## Master Bedroom

Double sized bedroom fitted with carpet, UPVC double glazed window, TV point.

## Family Bathroom

Fitted with a three piece suite comprising of vanity wash hand basin, walk in shower cubicle with tiled surround and low level WC. The shower room also has a chrome towel rail fitted and ceramic tiled flooring.

## Outside

Allocated parking.

## Leasehold Information

The developer has informed us that the property has a new lease of 250 years

The developer has informed us the approximate service charge annually is £700

Approximate ground rent annually is £200

## Investor Information

Based on a sale at £120k and potential rental income of £625 pcm (please note that these figures are an illustration based on an average buy to let mortgage and deposit and actual costs may vary)

- 75% loan assuming standard BTL loan at 2.49% (interest only)
- Capital used £34,950 (including deposit, stamp duty and conveyance)
- Annual pre tax profit of £4,259 = 12.19% pre tax income on capital used (these assumptions include service and ground rent estimates and is based on a self manages service)
- 6.00% Gross Yield

## Belvoir Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. All measurements quoted are approximate. These Particulars do not constitute a contract or part of a contract



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