



**Apt 109 Varsity House, Vicarage Farm Road, Peterborough, PE1 5GW
£199,995**

BELVOIR!

Penthouse Apartment

The penthouse apartment will offer contemporary open plan living and dining space with large windows ensuring maximum natural light. With hard wood veneer floors and stainless steel sockets throughout, these high grade specifications combined with custom built kitchens, integral appliances and stylish bathroom designs come offering a home with style, luxury and comfort.

Investor Information

Based on a sale at £199,995k and potential rental income of £1195 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 £58,849 (including deposit, stamp duty and conveyance)
- Annual pre tax profit of £7,043 = 11.97% pre tax income on capital used (these assumptions include a service charge and ground rent payments and is based on a fully managed service)

Entrance Hall

Entrance into the apartment is greeted with hard wood flooring and doors leading to:

Study

The study room is fitted with carpet and large skylight window which allows natural light into the room

Bedroom Two

The large double bedroom is fitted with carpet and large skylight window allows natural light into the bedroom

Bathroom

The family bathroom is fitted with a three piece suite comprising of wash hand basin, WC bath with shower over. The shower has a rainfall shower head, and included in the bathroom is a chrome heated towel rail.

Master Bedroom

The large double bedroom is fitted with carpet, UPVC double glazed window to side of the property with views of private balcony and door leading to;

En-Suite

The en suite is beautifully finished with tiled flooring, a shower cubicle with rainfall shower head, WC, wash hand basin and heated towel rail.

Living / kitchen area

Entrance into the kitchen living area is greeted with wood flooring throughout.

Kitchen - The kitchen is fitted with a matching range of base and eye level units with worktop space over. The stainless steel sink with mixer tap, integrated appliance including cooker, hob and extractor hood, fridge freezer and dishwasher.

Lounge - The lounge is spacious allowing for a comfortable living area with patio doors leading to private balcony

Balcony

The private balcony is fitted with a modern wooden deck surrounded by a glass balustrade.

Leasehold Information

The vendor has informed Belvoir the lease is for 125 years

The service charge is £900 per annum

The ground rent is £300 per annum

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

Allocated Parking

TWO allocated parking spaces

