



Hereward Tower Broadway, Peterborough PE1 1GY

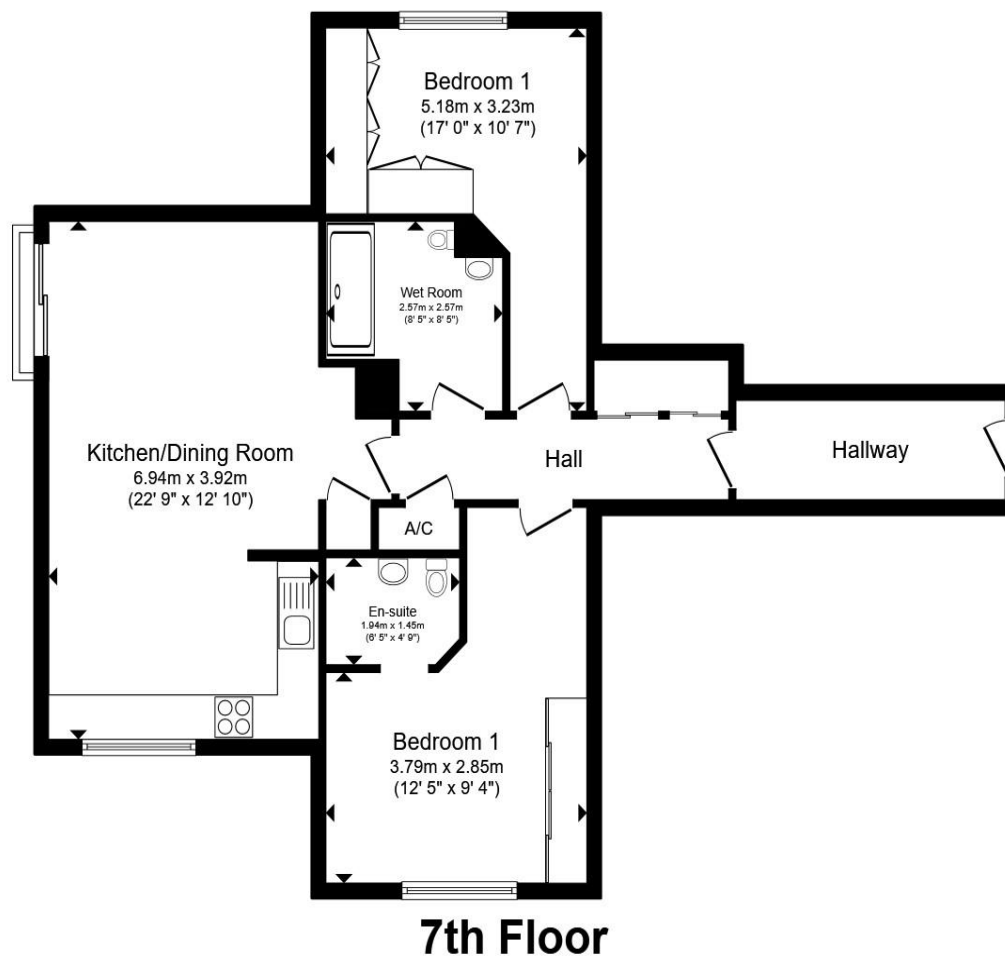
welcome to

Hereward Tower Broadway, Peterborough

Situated on the seventh floor and enjoying impressive panoramic views across Peterborough, this exceptional two-bedroom apartment offers stylish, modern living in a prime city-centre location. Perfectly positioned for commuters, professionals and academics alike, the property is within easy reach of Peterborough Railway Station, providing direct services to London King's Cross in approximately 45 minutes. It is also conveniently located close to the city's University Centre, the picturesque Embankment and a wide range of shops, restaurants and leisure facilities. Upon entering, one of the property's most distinctive features immediately becomes apparent – a remarkably spacious entrance corridor measuring close to 30ft in length. This unique layout creates a greater sense of privacy, setting the apartment apart from many others while providing a welcoming and homely feel.

The heart of the home is the stunning open-plan kitchen, dining and living area, featuring a brand-new fitted kitchen finished to an excellent standard. Thoughtfully designed with both practicality and style in mind, this impressive space is perfect for entertaining guests or relaxing whilst taking in the far-reaching city views. The apartment benefits from two generously sized bedrooms, with the principal bedroom enjoying the added convenience of an en-suite. The en-suite is currently configured as a WC and utility space but can easily be reverted to its original shower room layout if desired.





Total floor area 81.2 m² (874 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.propertybox.io

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Hereward Tower Broadway, Peterborough

- Seventh floor apartment
- Brand-new kitchen finished to a high specification
- Impressive 30ft (approx) entrance corridor
- Allocated parking space
- Turn Key
- Open-plan kitchen/dining/living space
- Two spacious bedrooms
- En-suite

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4680.00

Ground Rent: 4716.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 15 Aug 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123793



Property Ref:
PCG123793 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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