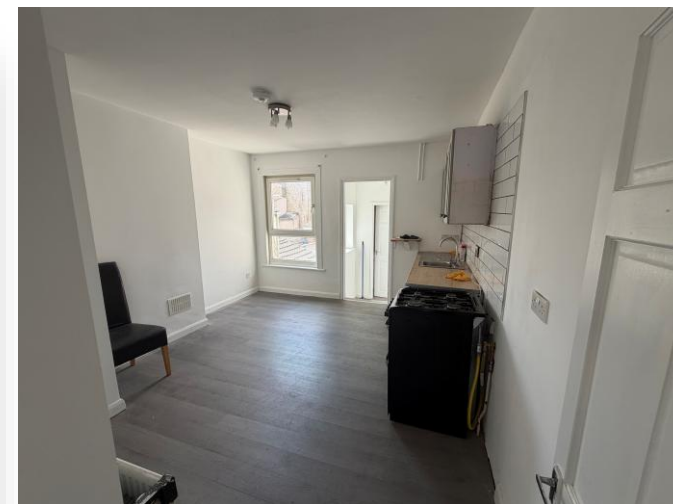




Gladstone Street, Peterborough PE1 2BL

welcome to

Gladstone Street, Peterborough

- Leasehold
- No onward chain
- Recently renovated throughout
- One-bedroom first-floor apartment
- Ideal first-time purchase or investment opportunity

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 185.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000

Situated in a convenient residential location, this recently renovated one-bedroom first-floor apartment offers well-presented accommodation ideal for first-time buyers, investors, or those looking to downsize.

The property has benefited from recent improvements and features a bright and welcoming living area, a modern fitted kitchen, a spacious double bedroom, and a contemporary bathroom. The recent renovation works provide a fresh, move-in-ready home with a stylish and low-maintenance finish throughout.

The apartment is positioned on the first floor and enjoys a practical layout designed to maximise both space and natural light. Local shops, amenities, transport links, and the town centre are all within easy reach, making it an excellent choice for commuters and everyday convenience.

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.



view this property online williamhbrown.co.uk/Property/PCG123931



Property Ref:

PCG123931 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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