



HUDSON
HOMES



28 Hereward Tower Broadway, Peterborough

£147,500 Leasehold

An 8th floor city centre flat boasting impressive views of the Cathedral, offering a standout outlook rarely found at this price point. • Internal floor area offering a well proportioned 689 sq ft of internal living space, providing a comfortable and practical layout for modern living. • Offering two generous double bedrooms, ideal for modern living and perfectly suited to first time buyers, downsizers or investors. • There is secure parking, for four cars, with an electric roller door the apartment is allocated two spaces plus visitor bays with easy online pay as you go access. • Commuter friendly location conveniently located a 10 minute walk from the station, providing 50 minute services to London King's Cross. • Move in ready condition well maintained throughout and ready to move into instantly without needing any work. • Modern open plan design combining a contemporary integrated kitchen with a bright living area and sliding doors showcasing the city skyline. • Convenient building access offering both a Broadway ground floor entrance into reception area and a secure 2nd floor car park entry with lift. • Ground rent £350 pa, Service charge £3474.00 (Should be reducing in 2027) 189 Years remaining on the lease. • Council tax summary – Band C Council Tax, payable at £1,943. • Investment opportunity: let continuously for 10 years, currently achieving £950 pcm with an expected increase to approximately £975 pcm.

