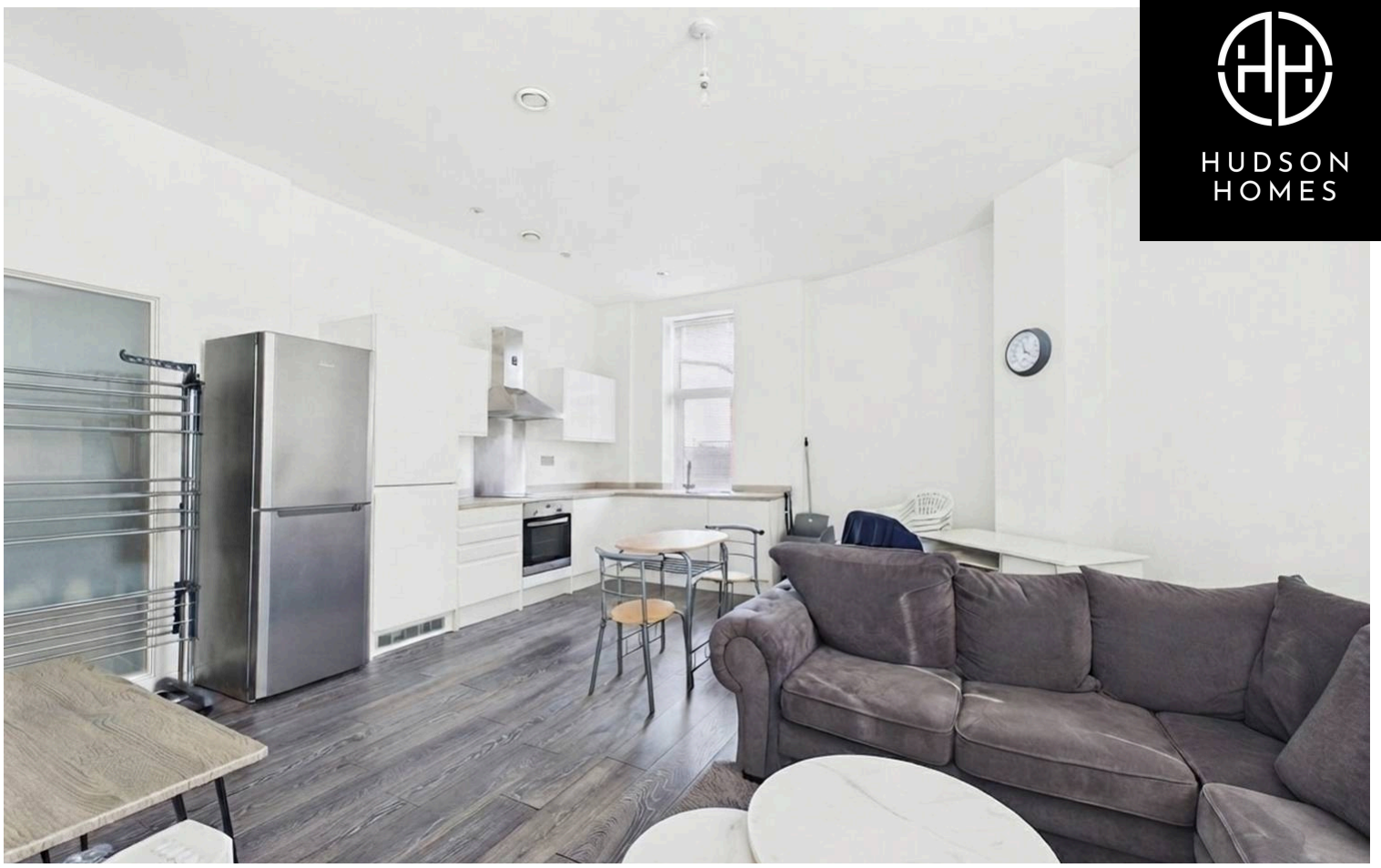


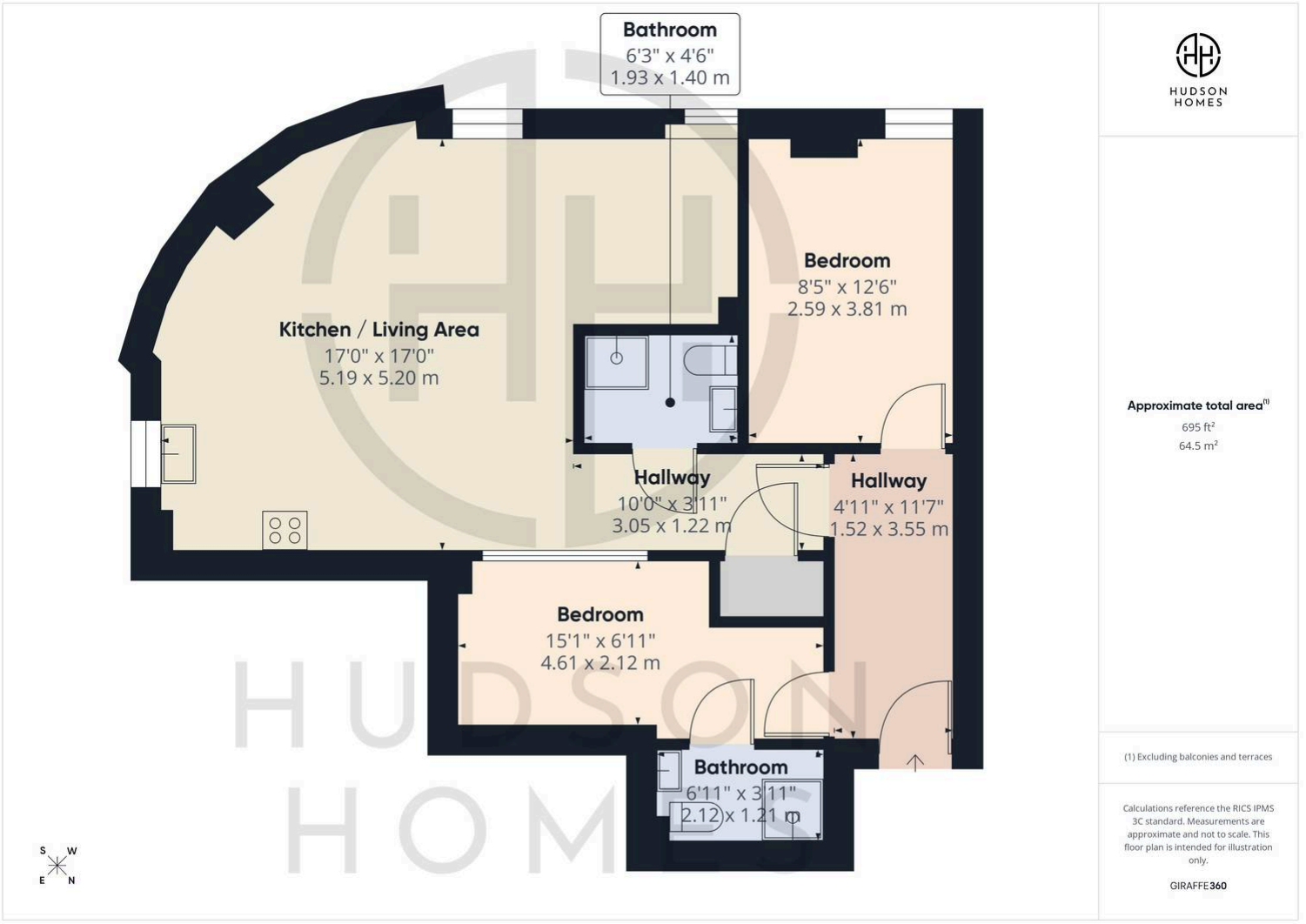




23 Varity House Vicarage Farm Road, Peterborough

£95,000 Leasehold

Cash buyers only • Spacious ground-floor flat offering 721 sq ft of well-proportioned accommodation, ideal for first-time buyers, downsizers, or investors seeking convenient single-level living. • Open-plan kitchen, dining and living area featuring an integrated oven, hob and extractor hood, creating a bright and sociable space ideal for modern living. • Two double bedrooms, with one benefiting from an en-suite shower room, providing comfortable and well-balanced accommodation ideal for a range of buyers. • Shower room and useful built-in storage cupboard accessed from the living area, providing practical additional storage and convenience for everyday living. • Large secure car park to the front of the building, benefiting from gated access for added convenience and peace of mind. • Council Tax Band B – approximately £1,700 per annum. • Approximately 3 miles from Peterborough Train Station and the city centre, offering commuter links and easy access to amenities. • Long lease with approximately 115 years remaining, ground rent of £272 per annum, and service charge of £1,600 per annum. • Offered for sale with no forward chain, providing an excellent opportunity for a smooth and potentially quicker purchase.



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