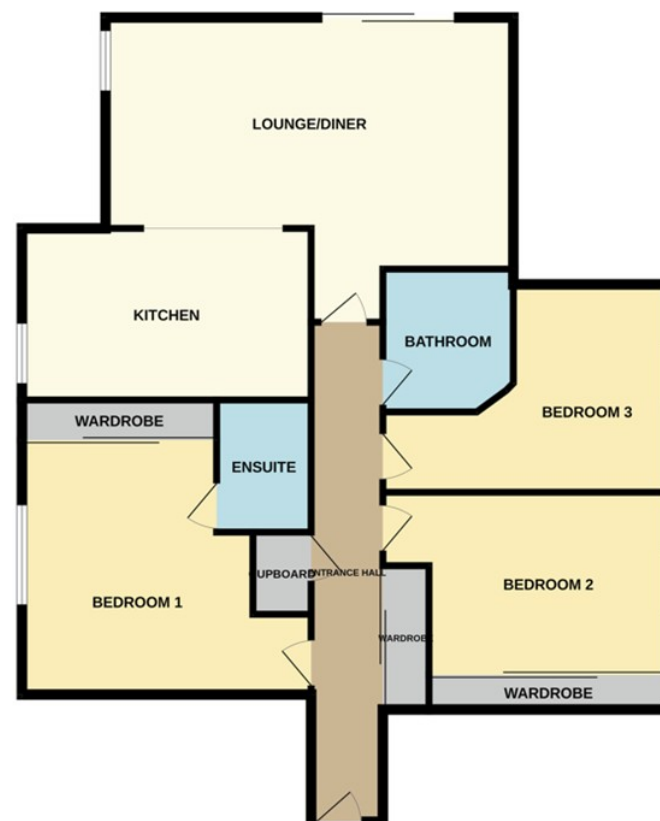



33 Hereward Tower, Broadway PE1 1GY
£290,000


*** EXECUTIVE 9TH FLOOR PENTHOUSE WITH IT'S VERY OWN PRIVATE 4 PARKING SPACES *** " Located in the heart of the city centre and sold with no onward chain, this exquisite 3 bedroom penthouse has views out over the city and cathedral. A unique and impressive feature of this home is the 4 parking spaces on offer, that have their very own private electric shutter door - a real premium for any apartment, yet alone in the city centre! It also features underfloor heating, 3 bedrooms - 2 with built in high end wardrobes, an open plan kitchen/living space with Juliette balcony, and two bathrooms. This impressive space must be viewed to be appreciated. Council Tax Band - D / EPC Energy Rating - B "

ENTRANCE

29' 1" x 4' 0" (not into cupboards) (8.86m x 1.22m) (APPROX) Door to front, cupboard with hot water tank for laundry appliances and an extensive built in cloakroom storage wardrobe.

LOUNGE/DINER

22' 7" x 11' 9" (MIN) 17'5" (MAX) (6.88m x 3.58m) (APPROX) Window to side, sliding door to Juliette balcony and open into:

KITCHEN

16' 0" x 9' 5" (MAX) 7'9" (MIN) (4.88m x 2.87m) (APPROX) Fitted with a range of base and eye level units with work surfaces over, integrated 4 ring hob and electric oven, integrated fridge/freezer, integrated dishwasher, stainless steel sink with mixer tap over, breakfast bar, integrated wall mounted gas boiler and window to side.

BEDROOM ONE

16' 7" (into wardrobe) x 10' 9" (min) 16'0" (max) (5.05m x 3.28m) (APPROX) Window to side and built in wardrobe.

EN-SUITE

4' 8" x 7' 2" (1.42m x 2.18m) (APPROX) Fitted with a three piece suite comprising low level W/C , vanity wash hand basin with mixer tap over, shower cubicle and heated towel rail.

BEDROOM TWO

16' 0" (MAX) 14'1" (MIN) x 12' 7" (4.88m x 3.84m) (APPROX) Window to side and built in wardrobe.

BEDROOM THREE

12' 2" (max) 3'7" (min) x 7' 9" (3.71m x 2.36m) 16'0" (max) (APPROX) Window to side.

SHOWER ROOM

Fitted with a three piece suite comprising low level W/C , vanity wash hand basin with mixer tap over, shower cubicle and heated towel rail.

PARKING

There are four secure car parking spaces within a private roller shutter area, that has sensor lighting.

LEASE DETAILS

Tenure - Leasehold

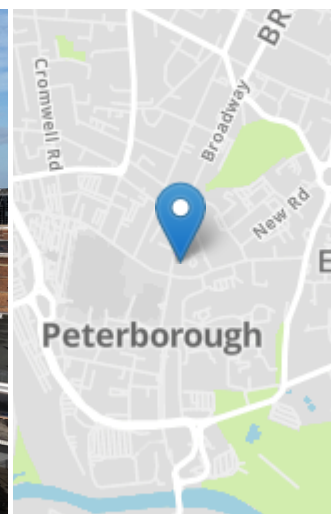
Service Charge: From 01 Jan 2025 To 31 Dec 2025, the service charge payable was £3,055.25

Ground Rent: From 01 Jan 2025 To 31 Dec 2025, the ground rent payable was £400.

Length of lease: Lease date 21st April 2016 , lease length was 199 years as of that date, ending on the 5th June 2215.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		