



Hammonds Drive, Peterborough
£140,000 Leasehold

**Sharman
Quinney**

Key Features



999 Years remaining as of 01 Jan 2007

£225.00 Ground Rent pcm

Review due: Ask Agent

£2233.45 Service Charge pcm

Review due: 01/2025

- Two Double Bedrooms
- En-Suite To Master
- Modern Kitchen With Appliances
- Secure Allocated Parking
- Outside Balcony

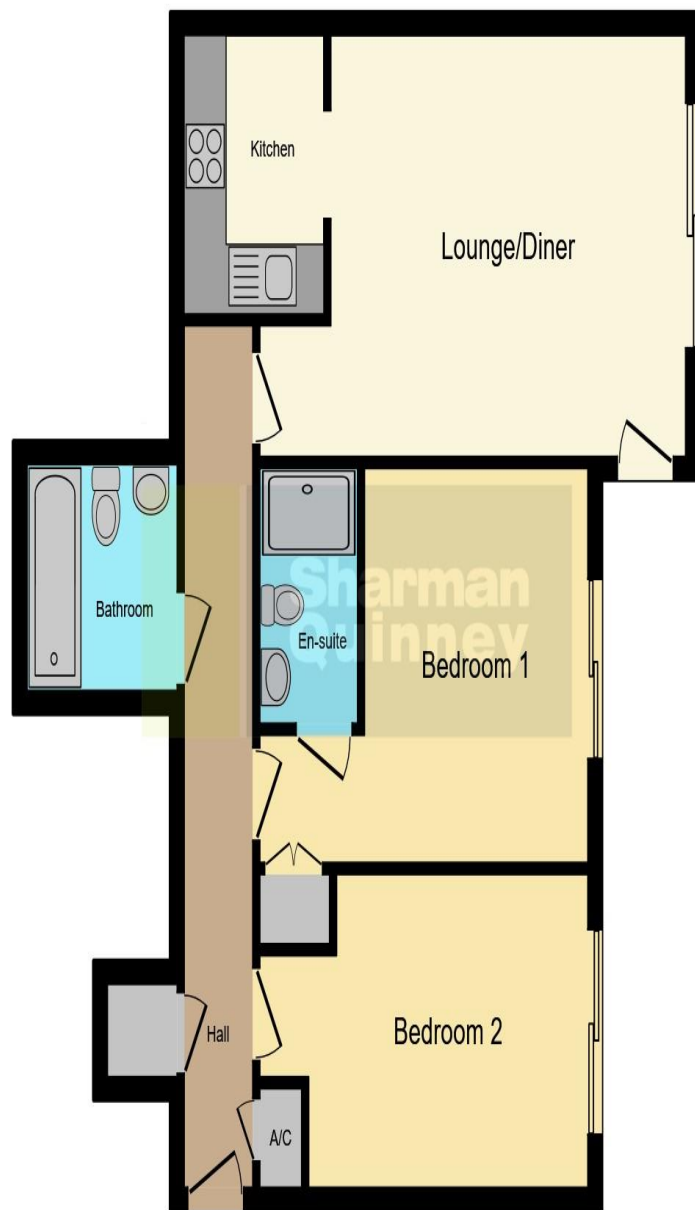
GROUND FLOOR

COMMUNAL ENTRANCE: Secure locked main entrance door with intercom system. Lift to all floors including underground car park.

ENTRANCE HALL: Entrance door. Telephone intercom system connected to main communal entrance door. Radiator. Built in cupboard. Built in airing cupboard housing wall mounted boiler and hot water cylinder.

LOUNGE/DINER: 4.90m x 3.38m (16'09" plus recess x 11'09" plus recess) UPVC Double glazed window and door to balcony. Two radiators.





KITCHEN: 1.84m x 2.44m (6'05" x 8'01") Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with chimney style cooker hood over. Fridge/freezer, washer/dryer and dishwasher.

BEDROOM: 3.36m x 3.07m (11'04" max x 10'09" plus recess) UPVC Double glazed window/door to balcony. Radiator. Built in wardrobe.

EN-SUITE: Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Radiator.

BEDROOM: 3.66m x 2.46m (12'03" plus recess x 8'10" max) UPVC Double glazed window/door to balcony. Radiator.

BATHROOM: Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and shower attachment. Radiator.

OUTSIDE

Secure gated underground allocated parking. Communal garden area. Balcony accessed via the lounge and both bedrooms.

NB: The vendor informs us there are 981 years remaining on the leasehold. A ground rent of £225pa and £2233.45pa service charge is payable.


To view this property call Sharman Quinney on:
01733 897896

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.focalagent.com

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