



## Vale Drive, Hampton Vale Peterborough

**Price: Leasehold £140,000**

- Two Bedroom
- Ground Floor Apartment
- Spacious Living Area
- Leasehold
- Single Leasehold Garage
- Located Near Local Amenities

EPC Rating: C



The spacious living area is ideal for entertaining or unwinding after a long day's work, while the two well-appointed bedrooms provide a cozy retreat for restful nights. The contemporary kitchen makes meal preparation a breeze with plenty of preparation and storage space and ideal for enjoying your morning coffee. Outside there is the single leasehold garage en bloc at the rear. Located near local amenities including, shops, schools, parks and transport links, this apartment offers everything you need in Hampton.

Entrance hall

Lounge/dining room

4.47m x 3.51m (14'08" x 11'06")

Kitchen

4.52m x 1.83m (14'10" x 6'0")

Bedroom 1

4.47m x 2.74m (14'08" x 9'0")

Bedroom 2

3.30m x 1.96m (10'10" x 6'05")

Bathroom

Outside

There is a shared drive leading to the single leasehold garage en-bloc at the rear measuring 5.31m x 2.72m (17'05" x 8'11")



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

**This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.**



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM203451 - 0001

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