



Clayburn Road, Hampton Centre Peterborough  
**£150,000 Leasehold**

**Sharman  
Quinney**

# Key Features



99 Years remaining as of 01 Jan 2005

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£2000.00 Service Charge p/a

Review due: Ask Agent

- First Floor Apartment
- 2 Bedrooms
- Ensuite to Master
- Lounge/Diner
- Allocated Parking
- NO CHAIN!

The spacious lounge/ dining room is ideal for entertaining friends or purely for relaxing in after a long day's work with the family.

The kitchen is adjacent and offers plenty of preparation and storage space for the budding chef or simply to enjoy your morning coffee before the day starts.

As you walk through the apartment, you will find, bedroom 1 boasting an ensuite shower room and built in wardrobes, bedroom 2 and family



bathroom.

Outside there is allocated parking for one car. Located near local amenities including schools, shops, lovely Lakeland walks and the all-important transport links, whether you are a first-time buyer or investor this property offers the perfect opportunity to experience Hampton living.

Entrance hall

Lounge/Dining room

6.30m into recess x 4.17m (20'08" into recess x 13'08")

Kitchen

4.09m x 1.78m (13'05" x 5'10")

Bedroom 1

4.11m inc wardrobe x 3.07m ex recess (13'06" inc wardrobe x 10'01" ex recess)

Ensuite

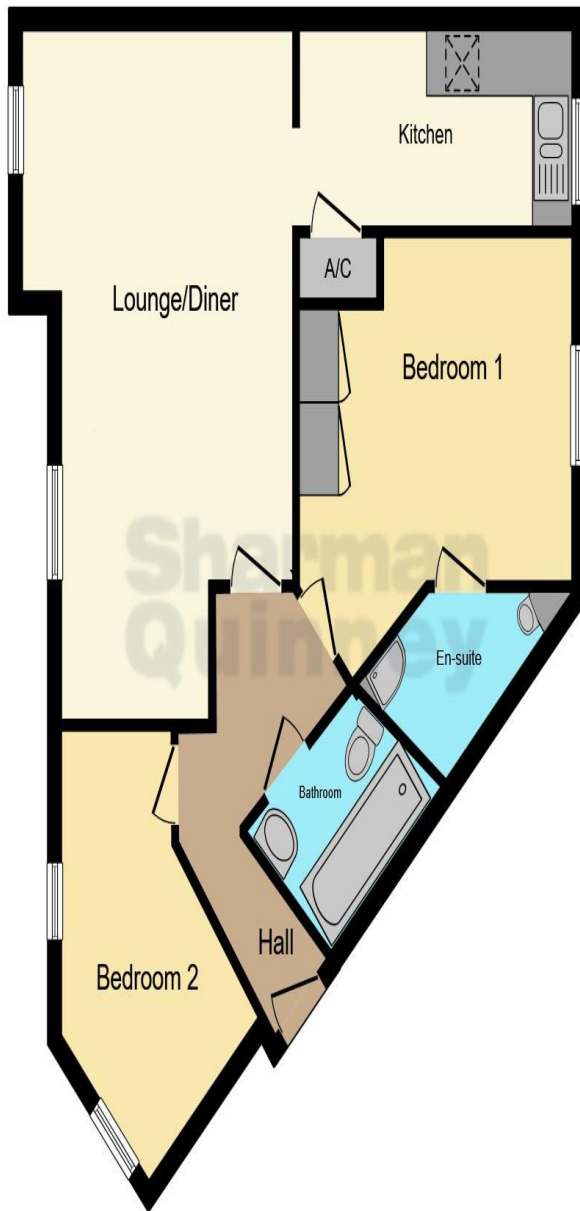
Bedroom 2

3.28m min x 2.31m min (10'09" x 7'07") Irregular shaped room

Bathroom

Outside there is allocated parking space for one car





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](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01733 346111**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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