



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

**Sharmar  
Quinney**



# Key Features

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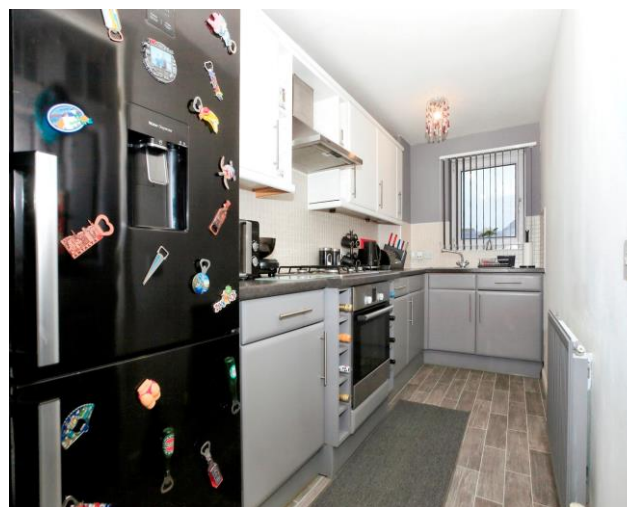


99 Years remaining as of 01 Jan 2005  
£250.00 Ground Rent p/a

£1907.28 Service Charge p/a

- First Floor Apartment
- Lounge/Diner
- Two Bedrooms
- En-suite to Bedroom 1
- Newly Renovated
- Lift Access
- Allocated Parking Space

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 the two well-proportioned bedrooms, bedroom 1 has built in wardrobes and boasts an ensuite shower room, bedroom 2 is ideal for a children's room, guests or home office, depending on your needs, family bathroom. Outside there is an allocated parking space accessed through private gates off Delves Way. 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

6.27m into recess x 4.17m into recess (20'07" into recess x 13'08" into recess)

Kitchen

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

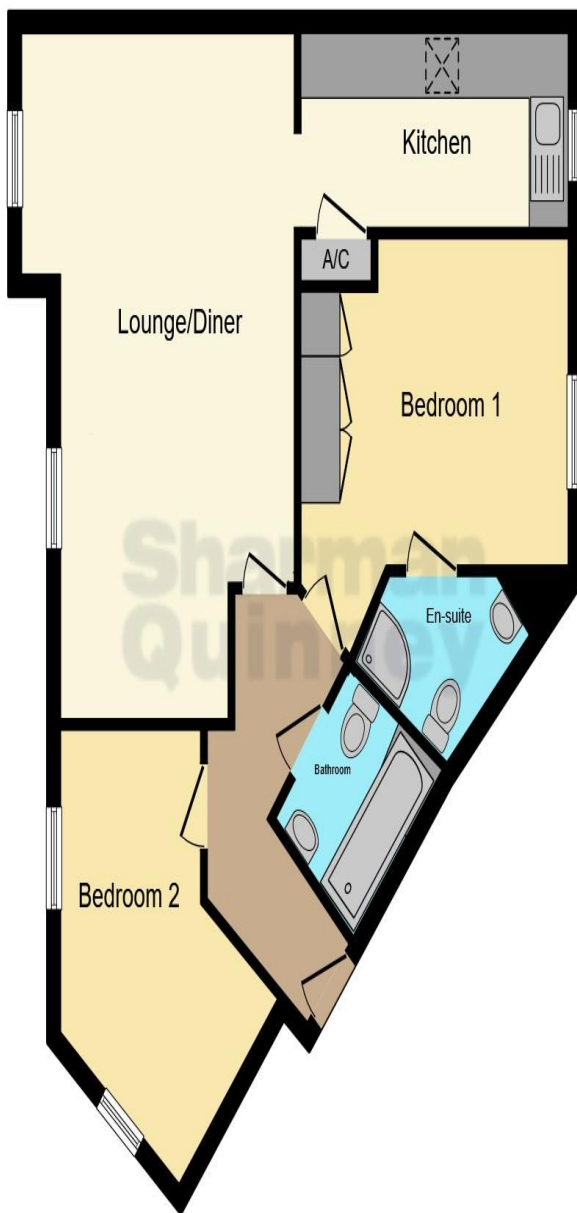
Hallway

Bedroom 1

4.09m inc wardrobe x 3.07m (13'05" inc wardrobe x 10'01")

Ensuite





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)

Bedroom 2  
3.33m max x 2.31m min irregular shaped room  
(10'11"max x 7'07" min irregular shaped room)

Bathroom

Outside there is an allocated parking space for one car accessed through private gates off Delves Way

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

# Selling your property?

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

 01733 346111

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