Peterborough

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Silver Hill, Hampton Centre, Peterborough, PE7 8FF Price £155,000 Leasehold

FIRST FLOOR FLAT *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1*
IDEAL FIRST TIME OR INVESTMENT PURCHASE *RE-FITTED BATHROOM*

NO CHAIN

Regal Park are pleased to offer this well presented 2 Bedroom First Floor Flat in the popular location of Hampton Centre. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms and a Re-Fitted Bathroom. There is a communal garden area and a Single Garage in a block via Lakeview Way.

Viewings Highly Recommended. No Chain.

EPC Rating: C









Total area: approx. 58.2 sq. metres (626.4 sq. feet)

Porch

Matwell, door to:

Entrance Hall

Electric radiator, telephone entry system, carpet, storage cupboard housing hot water cylinder.

Lounge/Dining Room

18'5" x 12'4" max (5.61m x 3.76m max)

UPVC double glazed window to front, three UVC double glazed doors to juliet balcony, two electric heaters, telephone point, TV point, fitted carpet.

Kitchen

9'5" x 7'0" (2.87m x 2.13m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, space for fridge/freezer, plumbing for washing machine, integrated dishwasher, electric heater, tiled flooring.

Bedroom 1

8'9" x 13'0" (2.67m x 3.96m)

UPVC double glazed window to rear, electric heater, fitted carpet, telephone point, TV point.

Bedroom 2

8'9" x 8'10" (2.67m x 2.69m)

UPVC double glazed window to front, electric heater, fitted carpet.

Bathroom

Re-Fitted with a three piece suite comprising, 'P' shaped bath with shower over, wash hand basin with cupboards under and close coupled WC, heated towel rail, tiled flooring, tiled walls.

Outside

There is a communal garden area with gated rear access. There is a Single Garage in a block at the rear via access from Lakeview Way with electric gates.

Leasehold Information

Lease is 150 year term from 2005. 131 Years Remaining Service Charge: £1,794.36 per annum Ground Rent: £168.70 per annum.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.