

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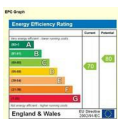
Silver Hill, Hampton Centre, Peterborough, PE7 8FF
Price £155,000
Leasehold

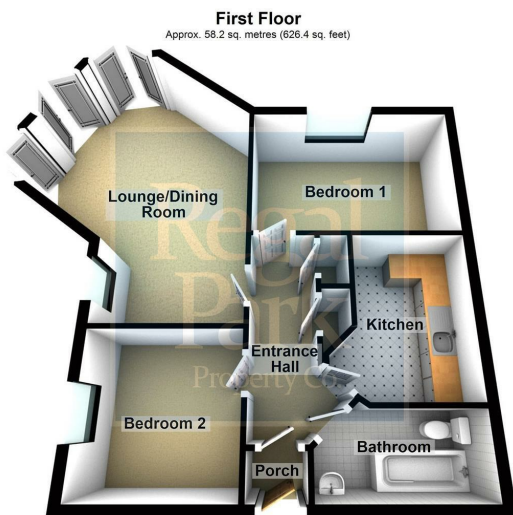
FIRST FLOOR FLAT* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1
IDEAL FIRST TIME OR INVESTMENT PURCHASE* *RE-FITTED BATHROOM
NO CHAIN

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





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.