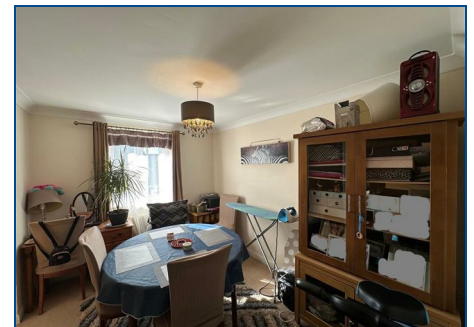


Peterborough
Telephone: 01733 560 650
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RegalPark.co.uk

7 Office Village, Cygnet Park, Peterborough, PE7 8GX

**Regal
Park**
Property Co.



Eagle Way, Hampton Centre, Peterborough, PE7 8GS

Price £145,000

Leasehold

FIRST FLOOR FLAT* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1

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, Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 and a Bathroom.

There is an allocated parking space to the rear of the property access via electric gates.

Viewings Highly Recommended.

No Chain.

EPC Rating: C

Entrance Hall

Fitted carpet, double radiator, intercom entry phone, door to:

Lounge/Dining Room

11'7" x 16'4"

UPVC double glazed french double doors to juliet balcony, single radiator, double radiator, fitted carpet, telephone point, TV point, double doors to:

Kitchen

7'1" 11'6"

Fitted with a matching range of base, drawer and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for washing machine and dishwasher, fitted electric oven and built in 4 ring gas hob, wall mounted concealed boiler, vinyl flooring.

Bedroom 1

11'3" x 8'7"

UPVC double glazed window, double radiator, fitted carpet, built in double wardrobes, door to:

En-Suite

Fitted with a three piece suite comprising, shower cubicle with fitted shower over, pedestal wash hand basin, close coupled WC, shaver point, vinyl flooring.

Bedroom 2

8'3" 12'0" max

UPVC double glazed window, single radiator, built in wardrobes, fitted carpet.

Bathroom

Fitted with three piece suite comprising bath, pedestal wash hand basin, close coupled WC, radiator, shaver point, vinyl flooring.

Outside

There is an allocated parking space to the rear of the building via electric gated access.

Leasehold Information

Approx 980 years remaining on lease

Ground Rent Approx £168.61 PA

Service Charges Approx £1266.70 PA

