

Peterborough
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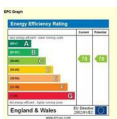
Highclere Road, Hampton Hargate, Peterborough, PE7 8AH
Offers in excess of £180,000
Leasehold

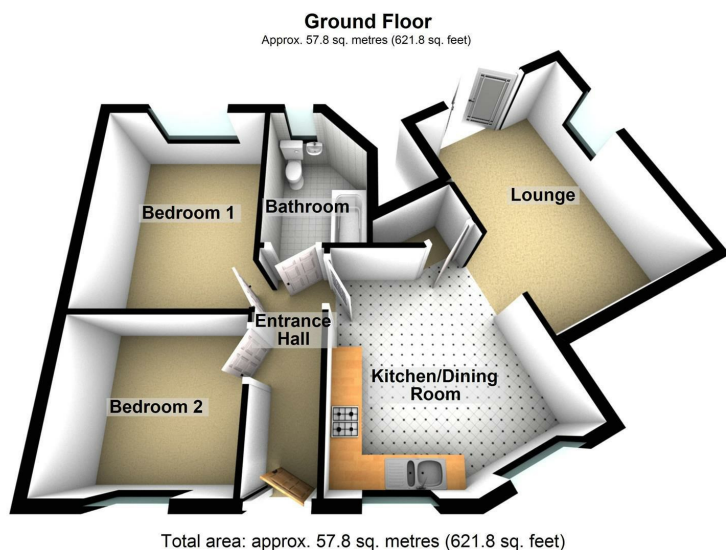
IDEAL FIRST TIME OR INVESTMENT PURCHASE* *GROUND FLOOR UNIQUE FLAT* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *DRIVEWAY & GARAGE

Regal Park are pleased to offer this Unique 2 Bedroom Ground Floor Flat in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1 and has its own Entrance Door and comprises of; Kitchen/Dining Room, Lounge, 2 Bedrooms and a Re-Fitted Bathroom.

There is a Driveway & Single Garage and low maintenance rear Garden.
Viewings Highly Recommended.

EPC Rating: C





Entrance Hall

Radiator, laminate flooring, door to:

Kitchen/Dining Room

13'1" x 12'7" irregular shapre (3.99m x 3.84m irregular shapre)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted boiler, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, two UPVC double glazed windows, double radiator, laminate flooring, storage cupboard, archway to:

Lounge

10'5" x 14'7" (3.18m x 4.45m)

UPVC double glazed window, radiator, laminate flooring, TV point, UPVC double glazed french doors to garden.

Bedroom 1

12'5" x 9'5" (3.78m x 2.87m)

UPVC double glazed window, radiator, laminate flooring, TV point.

Bedroom 2

8'9" x 9'5" (2.67m x 2.87m)

UPVC double glazed window, radiator, laminate flooring.

Bathroom

Re-fitted with three piece suite comprising deep panelled bath with shower over, wash hand basin with drawers under and WC, tiled surround, shaver point, uPVC obscure double glazed window, heated towel rail, tiled flooring.

Outside

There is a Driveway to the side providing off road parking,

leading to a Single Garage with side personnel door.

The rear garden is laid to patio, outside tap, gated side access.

Leasehold Information

The vendors have advised the following;

Lease is 125 Years from 2001. Therefore there is 101 Years Remaining.

Service Charge is approx £500 per annum

NO GROUND RENT

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.