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



St. Katherines Mews, Hampton Hargate, Peterborough, PE7 8BA

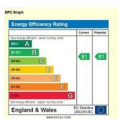
**Offers in excess of £130,000
Leasehold**

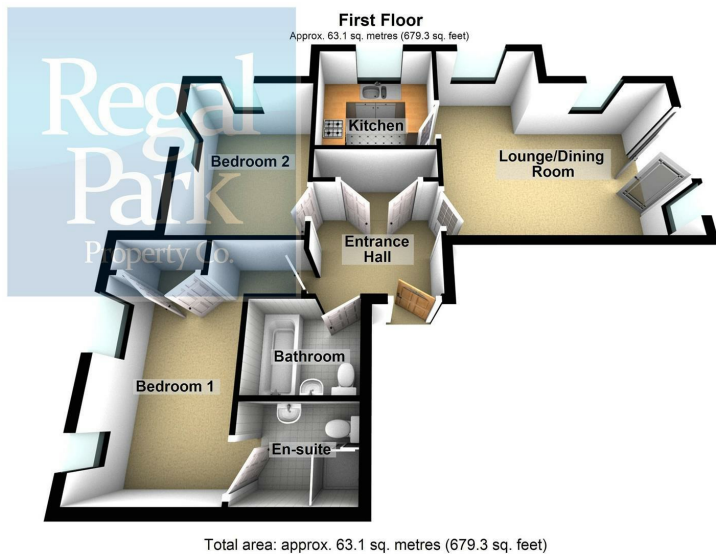
***IDEAL FIRST TIME OR INVESTMENT PURCHASE* *FIRST FLOOR FLAT*
GARAGE *NO CHAIN***

Regal Park are pleased to offer this well presented 2 Bedroom First Floor Flat in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Lounge/Dining Room, Kitchen, Master Bedroom with built in wardrobes and En-Suite, Bedroom 2, Bathroom.

There is a single Garage in a block.
Viewings Highly Recommended.
No Chain.

EPC: B





Entrance Hall

Radiator, laminate flooring, telephone point, intercom entry phone, built-in double storage cupboard, door to:

Lounge/Dining Room

16'0" x 14'9" max (4.88m x 4.50m max)

Three uPVC double glazed windows, double radiator, laminate flooring, telephone point, TV point, uPVC double glazed french double doors juliet balcony, door to:

Kitchen

8'3" x 8'8" (2.51m x 2.64m)

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, integrated under counter fridge and washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window, radiator, laminate flooring.

Bedroom 1

14'4" x 8'2" max (4.37m x 2.49m max)

Two uPVC double glazed windows, radiator, laminate flooring, telephone point, built-in double wardrobe(s), door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and WC, tiled surround, shaver point, radiator, vinyl flooring.

Bedroom 2

11'9" x 8'8" (3.57m x 2.63m)

Two uPVC double glazed windows, radiator, laminate flooring, telephone point, TV point.

Bathroom

Fitted with three piece comprising deep panelled bath with shower over and folding glass screen, pedestal wash hand basin and WC, tiled surround, shaver point, radiator, vinyl flooring.

Outside

There is a Garage in a block.

Leasehold Information

Ground Rent £150.00 PA, Management Charges £1725.00, Approx. 99 years remaining on lease

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.