

Peterborough
 Telephone: 01733 560 650
 Email: Sales@RegalPark.co.uk
 RegalPark.co.uk

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



Berrington View, Hampton Gardens, Peterborough, PE7 8RH
Price £190,000
Leasehold

TOP FLOOR FLAT* *LAKE VIEW OF TEAR DROP LAKE* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1

Regal Park are pleased to offer this well presented Top Floor Flat in the popular location of Hampton Gardens. The property has lake views of tear drop lake and is close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Open Plan Living Area with juliet balcony doors overlooking the Lake, Bedroom 1 with built in wardrobes and En-Suite, Bedroom 2 with built in wardrobes and a Bathroom.

There are 2 allocated parking spaces.
 Viewings Highly Recommended.

EPC Rating: B

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





Total area: approx. 51.3 sq. metres (552.7 sq. feet)

Entrance Hall

Radiator, LVT flooring, door to:

Living/Kitchen Room

18'5" x 11'8" (5.61m x 3.56m)

Fitted with a matching range of base and eye level units with quartz worktop space over, sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring induction hob with extractor hood over, two uPVC double glazed windows, two double radiators, single radiator, LVT flooring, telephone point, TV point, uPVC double glazed french double doors to juliet balcony with lake views over teardrop lake.

Bedroom 1

8'10" x 12'1"max (2.69m x 3.68mmax)

UPVC double glazed window to side, double radiator, LVT flooring, built-in triple wardrobe(s) with sliding doors, door to:

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, heated towel rail, LVT flooring.

Bedroom 2

9'0" x 8'9" (2.74m x 2.66m)

UPVC double glazed window, radiator, LVT flooring, built-in double wardrobe(s) with sliding doors.

Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, tiled surround, radiator, LVT flooring.

Outside

There are 2 allocated parking spaces.

Leasehold Information

Lease Term: 999 Years from 1st January 2019

Ground Rent: Peppercorn

Service Charge: £989.67 Yearly approx

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.