



**Cranberry Court, Kempley Close, Hampton Centre Peterborough PE7
8QH**

welcome to
Cranberry Court, Kempley Close,
Hampton Centre Peterborough

- REDUCED FROM £222,000
- Two Bedrooms, Award Winning Retirement Home Residence
- Close To Local Amenities
- En Suite
- Lift To All Floors

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Oct 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000

HIGH QUALITY, TWO BEDROOM APARTMENT! This TWO BEDROOM apartment is situated in an AWARD-WINNING residence complex for over 60's. This SPACIOUS property has 17ft LOUNGE/DINER, TWO BEDROOMS with EN SUITE to MASTER & FURTHER SHOWER ROOM. There is ALSO allocated PARKING SPACE.



Lounge/Diner

17' 3" x 11' 10" (5.26m x 3.61m)

Kitchen

7' 11" x 7' 1" (2.41m x 2.16m)

Bedroom

17' 2" x 13' 4" (5.23m x 4.06m)

En Suite

8' 8" x 7' 1" (2.64m x 2.16m)

Bedroom

13' 4" x 9' (4.06m x 2.74m)

Shower Room

view this property online williamhbrown.co.uk/Property/FLE102687



Property Ref:

FLE102687 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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