



Molyneux Square, Hampton Vale Peterborough PE7 8WA

welcome to

Molyneux Square, Hampton Vale Peterborough

William H Brown is pleased to present this 2 bedroom, top floor apartment, which comes as a LEASEHOLD tenure. It is situated in the ever popular area of Hampton, within a walking distance of Serpentine Green and other local amenities as well as a range of schools. This apartment has direct access to the City Centre via bus and an allocated parking space. It is situated in an excellent area for commuters, with direct access to the A1 and easy access via bus to Peterborough Train Station with direct trains to London King Cross. This top floor apartment **MUST** be viewed to appreciate.





Entrance Hall

Open Plan

Lounge/Kitchen/Diner

18' 7" max x 12' 2" max (5.66m max x 3.71m max)

Bedroom One

14' 1" x 9' 6" (4.29m x 2.90m)

En-Suite

Bedroom Two

10' 7" x 8' 4" (3.23m x 2.54m)

Family Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- TWO BEDROOMS
- TOP FLOOR APARTMENT
- ALLOCATED PARKING
- WALKING DISTANCE OF SERPENTINE GREEN SHOPPING CENTRE
- DIRECT ACCESS TO A1

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 160.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104118



Property Ref:

FLE104118 - 0012

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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