



Warren Court, Hampton Hargate Peterborough PE7 8HA

welcome to

Warren Court, Hampton Hargate Peterborough

*****SOLD WITH NO CHAIN*****

A spacious two bedroom apartment located in the ever-popular Hampton Hargate offering; kitchen, lounge/diner, two bedrooms, bathroom & allocated parking. Viewings on this property are strongly advised!



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William H Brown is pleased to offer this spacious well presented apartment with allocated parking, situated in popular location of Hampton, close to access routes, property comprises of: entrance hall, lounge/diner, kitchen, two bedrooms and bathroom.

Hampton Hargate is a popular location to live in, with its lakeside walks. There is a variety of shops and amenities in the area as well as the infamous Serpentine Green Shopping Centre. There is easy access to the rest of the city by public transport and personal transport.

Lounge/Diner

18' 1" x 12' 3" (5.51m x 3.73m)

Kitchen

9' 1" x 6' 7" (2.77m x 2.01m)

Bedroom One

14' x 8' (4.27m x 2.44m)

Bedroom Two

10' 3" x 8' 7" (3.12m x 2.62m)

Bathroom



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- SOLD WITH NO CHAIN
- FIRST FLOOR APARTMENT
- COUNCIL TAX B
- PERFECT FOR FIRST TIME BUYERS AND INVESTORS
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FLE104487 - 0006

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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