



£160,000

Harmony Grove, HAMPTON GARDENS, Peterborough
PE7



 2
Bedrooms

 1
Bathroom

Pinnacle House, Newark Road | Sales@edward-stuart.co.uk

01733 942000



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Immaculate Two-Bedroom Flat is located on the second floor of a desirable building in Hampton Gardens, conveniently close to local amenities, including primary and secondary schools, Serpentine Green Shopping Centre, and Crown Lakes & Country Park.

The accommodation features an entrance hall that leads to two spacious double bedrooms and a modern kitchen/diner with integral fridge/freezer and washer dryer. There is also a charming Juliet balcony, providing natural light and views.

The flat is completed by a contemporary three-piece family bathroom, equipped with a shower over the bath. Additional highlights include gas central heating, loft space and two allocated parking spaces.

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Entrance Hall

With doors to all rooms and storage

Bedroom 1 *3.75m x 2.66m (12' 4" x 8' 9")*

With UPVC window to the front and radiator

Bedroom 2 *2.79m x 2.46m (9' 2" x 8' 1")*

With UPVC window to the front and radiator

Bathroom

Fitted with WC, Wash hand basin and bath.

Kitchen Area *3.72m x 2.80m (12' 2" x 9' 2")*

The Kitchen is fitted in a range of base and wall units with wokrtops and sink, built in oven with hob and extarctor, fitted dishwasher and space for appliances. UPVC window to the side

Lounge Area *3.61m x 2.80m (11' 10" x 9' 2")*

Juliet balcony and UPVC window to the side and radiator

Outside

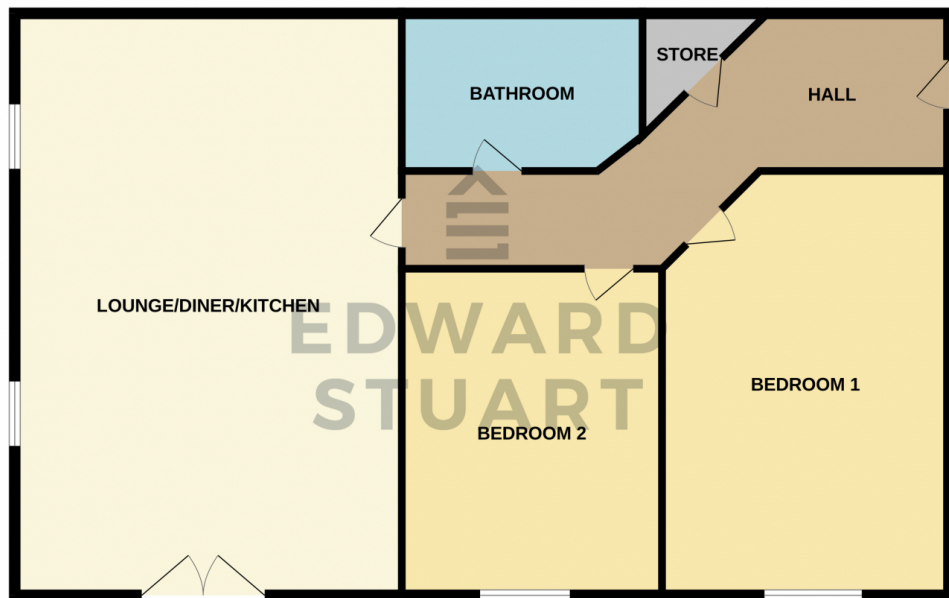
The proeprty is in close proximity to the park and there are 2 allocate parking spaces




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GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Hampton Gardens, PE7



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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