

PRIME RESIDENTIAL INVESTMENT

FOR SALE



Westlake Apartments, Four Chimneys Crescent

Hampton, Peterborough

PE7 8ED

 **BTG**
Eddisons

WESTLAKE APARTMENTS

FOUR CHIMNEYS CRESCENT, HAMPTON, PETERBOROUGH



Agreement



Detail



Price



Size



Location



Property ID

For Sale

Prime Residential Investment

OIRO £2,250,000

9 x 2 bed apartments and
6 x 1 bed apartments

Peterborough PE7 8ED

801.1234823

For Viewing & All Other Enquiries Please Contact:



JULIAN WELCH
Director
julian.welch@eddisons.com
01733 897722



STEVE HAWKINS
Consultant
stephen.hawkins@eddisons.com
01733 897722

CHRIS BURTON OR TIM PENNELL
Pennell & Partners
chris@pennellandpartners.co.uk or
tim@pennellandpartners.co.uk
01733 209222

Property

The property comprises a self-contained modern residential block constructed around 2015/6 providing 15 self-contained flats arranged over ground and two upper floors.

Each floor provides two x 1-bedroom flats extending to around 42.7 sq m (460 sq ft) each and three x 2-bedroom flats extending to around 52.8 sq m (568 sq ft) each, accessed off communal lobby and corridor areas. The block provides a total floor area of around 731.4 sq m (7,873 sq ft). We have not measured the individual units, and the floor areas are provided by the vendors. Interested parties are advised to check their floor areas on inspection.

The apartments are well maintained and benefit from a self-contained and gated car park to the rear of the building providing 15 car parking spaces.

Energy Performance Certificate

EPC assessments are available upon request.

Services

We understand that mains water, electricity and drainage supplies are available and connected. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Tenancy Details

All apartments are let to private individuals on assured shorthold tenancy arrangements. Copy agreements will be available to the successful purchaser on agreement of terms. The income details are as follows (as of 22 December 2025) but interested parties are advised to check with the agent at the time of agreement of terms.

Flat	Beds	Size Sq ft	Rent /Month	Market Rent / Month	Comments
185	1	460	£0	£775	Currently being vacated and will need reletting
186	2	568	£900	£875	
187	2	568	£760	£875	
188	2	568	£850	£875	
189	1	460	£775	£775	
190	1	460	£775	£775	Currently empty but tenant moving in 22 Dec 2025
191	2	568	£875	£875	
192	2	568	£875	£875	
193	2	568	£875	£875	
194	1	460	£825	£775	
195	1	460	£825	£775	
196	2	568	£875	£875	
197	2	568	£875	£875	
198	2	568	£875	£875	
199	1	460	£775	£775	
Total		7,873	£11,735*	£12,525	* £12,510 on reletting flat 185
Annual			£140,820	£150,300	*£150,120 per annum on reletting flat 185

Price

£2,250,000 for the freehold interest subject to the existing leases, assuming flat 185 is let at £775 per month, reflecting 6.67% Gross Initial Yield.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located at the junction of West Lake Avenue and Four Chimneys Crescent in the Hampton Vale area of Hampton, Peterborough's newest residential location located around 3 miles south-west of Peterborough City Centre.

Retail facilities are located opposite to include a number of traders including restaurants and convenience stores, with occupiers including Tesco Express, Ladbrokes, Dominoes and Mattoni Italian restaurant as well as a hairdressers, estate agents and fish and chip shop amongst others.















