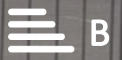
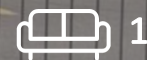




134 Hawksbill Way

PE2 8NW

£175,000



134 Hawksbill Way

PE2 8NW

On entering Spring View apartment complex, entry controlled, front door leads into a communal foyer area with double doors leading to stairs, or lift, providing access to the sixth floor apartment, and in brief the property comprises, entrance door leads into a spacious and bright hallway with laminate flooring, with intercom entry phone, and a large storage cupboard, from the hallway access leads to a spacious open plan living space, with the lounge area benefitting from laminate flooring with balcony off, the kitchen area, benefits from a modern range of wall & floor level fitted units with under unit lighting and with, ample worktop surfaces, inset stainless steel 1 ½ bowl single sink unit with mixer tap with storage under, in addition there is, an integrated dishwasher, fridge/freezer, washer dryer, and a built in oven with fitted hob over with extractor hood, the main bedroom off the hallway, benefits from a built in wardrobe with mirrored sliding fronted doors and with sliding patio doors with balcony, further double bedroom and a generous size bathroom comprising of a four piece suite.

Outside

There is access to a rooftop garden.

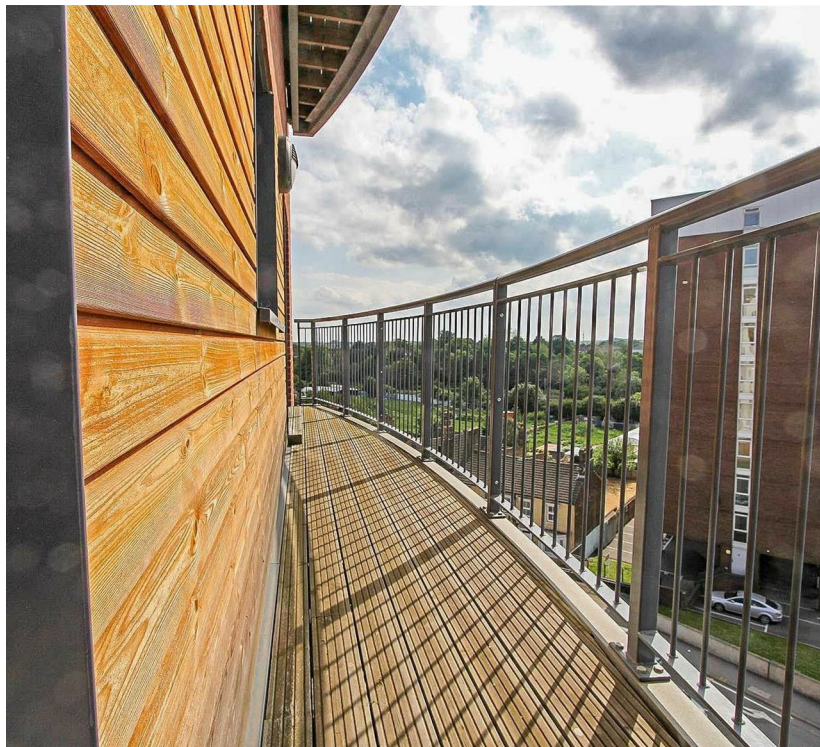
Property Information:

Tenure: Leasehold: - 139 years remaining

Service Charge per month: - £327.62

Annual Ground Rent: - £400 pa

Council Tax Band: - B





Entrance Hall:

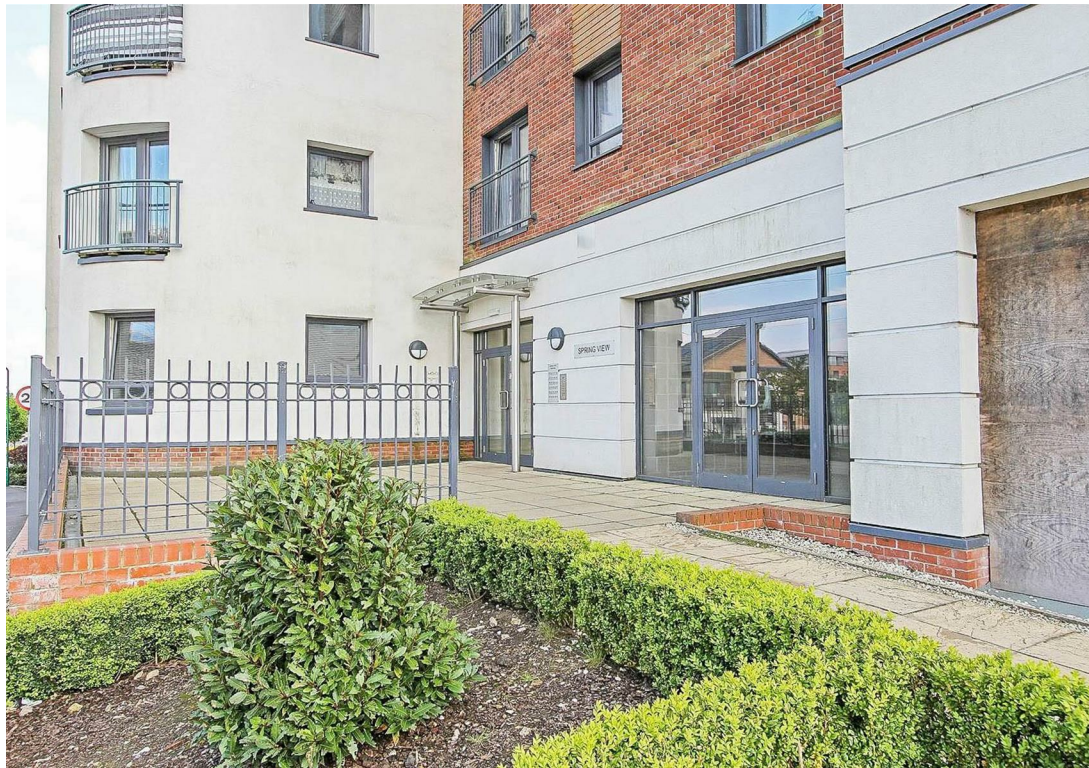
Living/Kitchen Area: 8.01m x 3.38m
(26'3' x 11'1')

Bedroom 1: 4.19m x 2.90m
(13'9' x 9'6')

Bedroom 2: 4.34m max x 3.19m
(14'3' x 10'5')



Bathroom: 3.03m x 2.19m
(9'11' x 7'2')



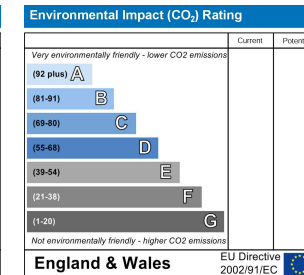
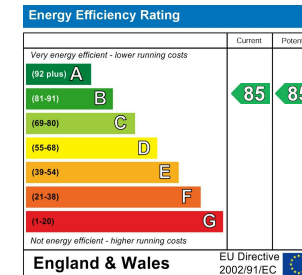
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.