



134 Hawksbill Way

PE2 8NW

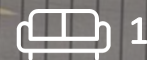
£175,000



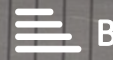
2



1



1



B

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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.

Agents notes: EWS1 assessment has been completed and External Wall System has passed and been warranted as Option B.

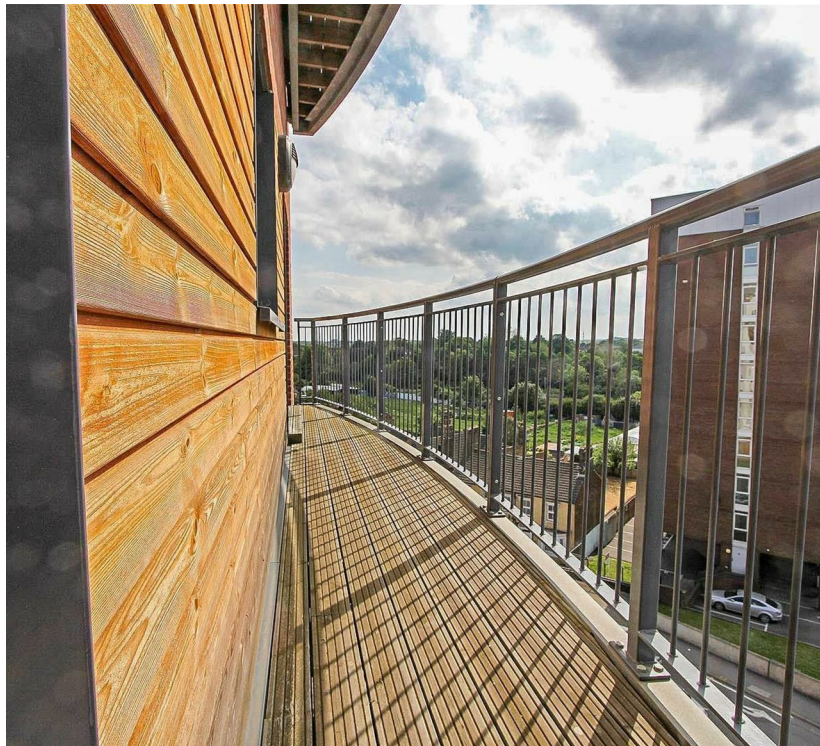
Property Information:

Tenure: Leasehold: - 139 years remaining

Service Charge per month: - £327.62

Annual Ground Rent: - £400 pa

Council Tax Band: - B





Entrance Hall:

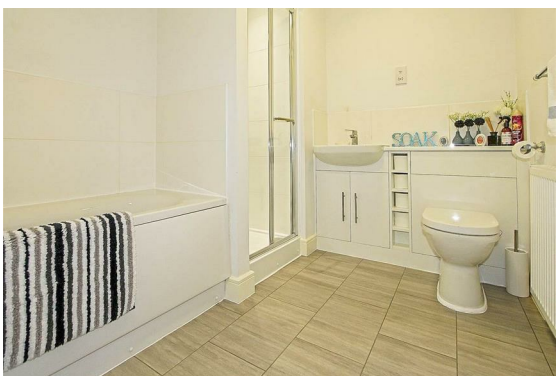
Living/Kitchen Area: 8.01m x 3.38m
(26'3' x 11'1')

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')



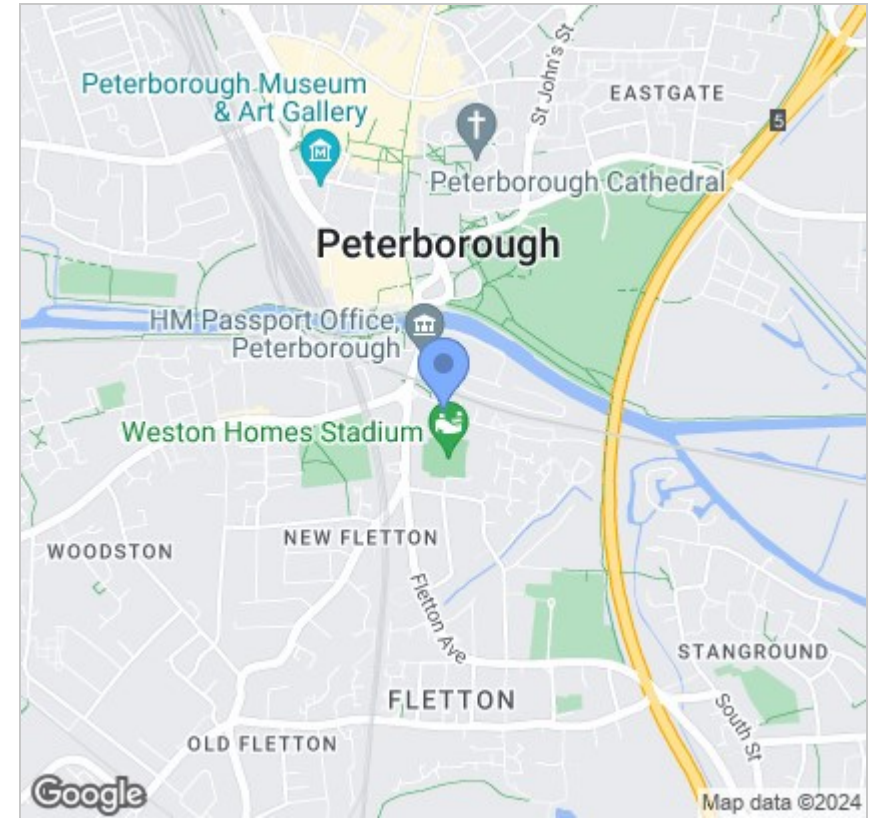
Bathroom: 3.03m x 2.19m
(9'11' x 7'2')



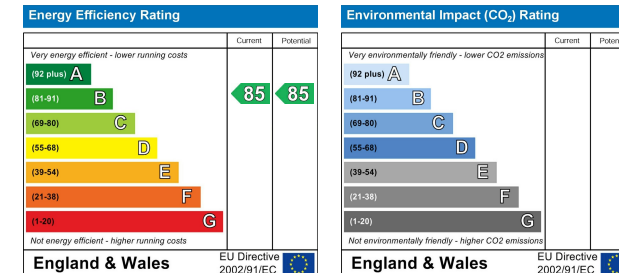
Floor Plan



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.

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