



118 Hawksbill Way

PE2 8NW

Offers in excess of £160,000

2 1 1 B

# 118 Hawksbill Way

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Convenient to the City Centre & Railway station is this well presented modern fifth floor apartment, benefiting from NO UPWARD CHAIN, and enjoying panoramic views from the balcony and in brief the property comprises.

Entering Spring View apartment complex, into a communal foyer area with double doors leading to both stairs, and lift, providing access to the fifth floor apartment, on entering the apartment, you lead into a bright & airy hallway with laminate flooring, a built in airing cupboard with further storage cupboard, from here door leads into a generous size open plan living space. Being both bright and spacious open plan living space with two double glazed windows to the side aspect, laminate flooring and a set of double glazed bi-folding doors opening onto the balcony space, offering elevated panoramic views. The kitchen area is fitted with a range of modern wall and floor fitted units with complimenting worktops over. Inset 1 ½ stainless steel single drainer sink unit with mixer tap with storage under, with an integrated set of appliances including a fridge-freezer, dishwasher and electric oven with an inset hob, stainless steel splashback and overhead extractor hood.

Off the hall, separate doors lead into a large double bedroom benefitting from window to the side, and a built in wardrobe with mirror fronted doors, and a further good size double bedroom, with window to the side aspect.

Spacious four-piece modern bathroom off the hall, comprises, vanity unit fitted WC and wash hand basin, a panelled bath and a separate step-in shower enclosure with a folding glass door, tiled flooring and splashbacks and an extractor fan.

### 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

Annual Ground Rent: £475 pa

Annual Service Charge £4200.00 annual building insurance included in service charge

Council Tax: B



Entrance Hall:

Open Plan Lounge/Kitchen:  
29'10" x 18'6" max (9.11m x 5.65m  
max)

Bedroom 1:  
17'2" x 9'4" (5.24m x 2.85m)

Bedroom 2:  
17'2" x 9'8" (5.24m x 2.97m)

Bathroom:  
12'11" x 6'10" (3.94m x 2.10)



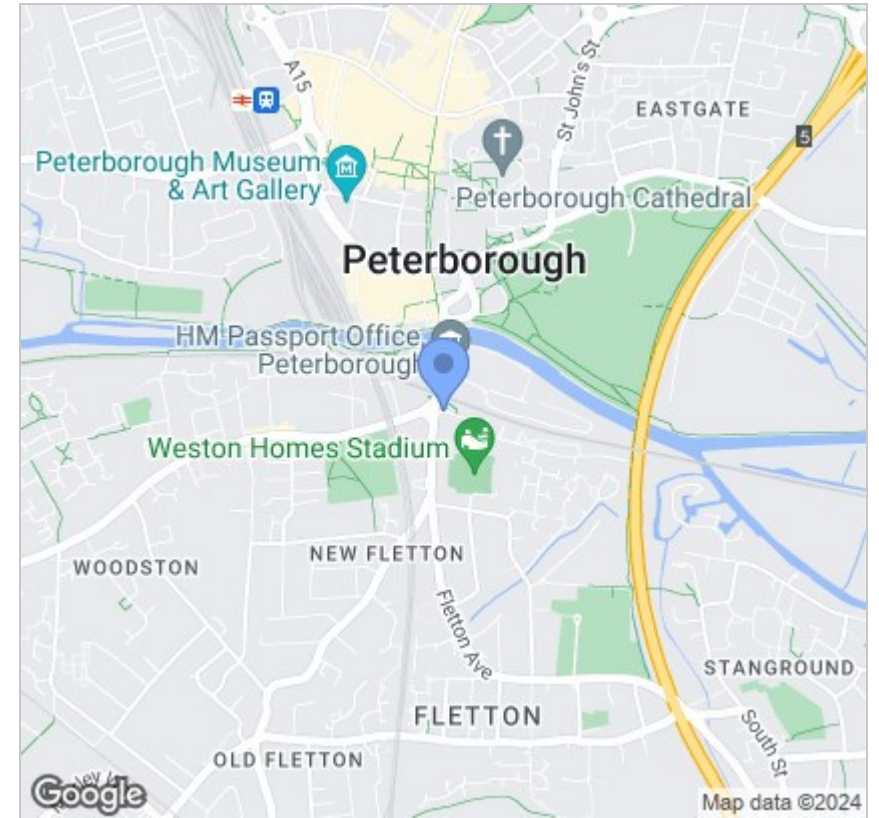
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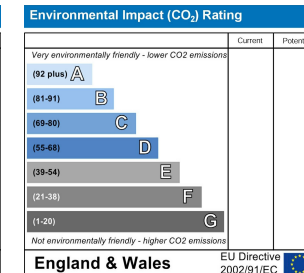
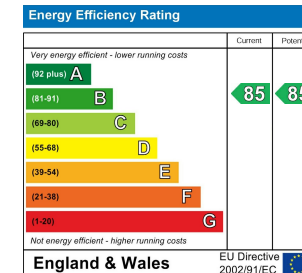
## Floor Plan



## 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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381 Eastfield Road,  
Peterborough, PE1 4RA  
T: 01733 834727  
E: peterborough@firminandco.co.uk