



 **NEWTON FALLOWELL**

26 Hedda Drive, Hampton Hargate, Peterborough, PE7 8GY

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Key Features

- ONE BEDROOM APARTMENT
- GROUND FLOOR APARTMENT
- WALKING DISTANCE TO SERPENTINE GREEN SHOPPING CENTRE
- Over 60s Retirement complex
- Communal parking and gardens
- NO ONWARD CHAIN
- Communal lounge area
- EPC Rating C
- Leasehold

£110,000





This ground floor one-bedroom apartment is ideally located within walking distance of Serpentine Green Shopping Centre and offers access to communal gardens and parking.

The development features a range of amenities, including an on-site House Manager, secure camera door entry, a 24-hour emergency call system, a residents' lounge, and beautifully landscaped communal gardens for relaxation and enjoyment.

The apartment itself includes an entrance hall, a spacious lounge/diner with direct access to the communal garden, a modern fitted kitchen, a double bedroom with built-in wardrobes, and a contemporary bathroom.



Entrance Hall

Lounge 3.3m x 5.31m (10'10" x 17'5")

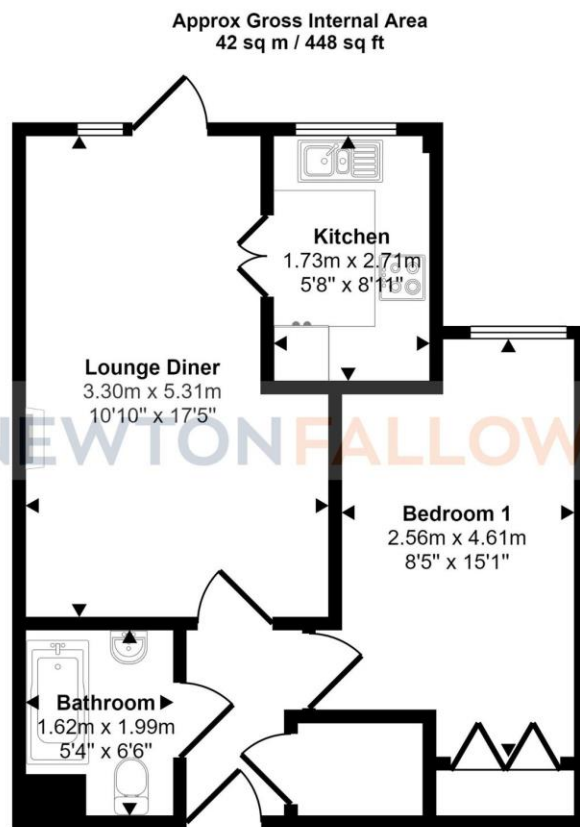
Kitchen 1.73m x 2.71m (5'8" x 8'11")

Bathroom 1.62m x 1.99m (5'4" x 6'6")

Bedroom 2.56m x 4.61m (8'5" x 15'1")

Lease

The 107 year lease commenced from 2006. An annual ground rent is payable £395 twice in a year, while a 6 month service charge is payable at £1448.12.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

