



 **NEWTON**
FALLOWELL

15 Kentwell Road, Hampton Gardens, Peterborough, PE7 8RD



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2 2 1

Key Features

- Ground Floor Apartment
- Ensuite to main bedroom
- Parking for Two Vehicles
- TWO DOUBLE BEDROOMS
- Open Plan Living
- Close to local amenities
- Bathroom
- EPC Rating B
- Leasehold

£175,000





We are pleased to present this TWO DOUBLE BEDROOM ground-floor apartment, located in the desirable Hampton Gardens area of Peterborough. Upon entering, you are greeted by an entrance hall that leads to an open plan living, kitchen, and dining area. The apartment features two spacious double bedrooms, one of which includes an en-suite. Additionally, there is a family bathroom with a white three-piece suite. Outside, the property offers two allocated parking spaces.



Entrance Hall

Kitchen 3.67m x 1.54m (12'0" x 5'1")

Lounge 4.26m x 4.11m (14'0" x 13'6")

Bedroom One 2.62m x 3.9m (8'7" x 12'10")

En-suite 1.55m x 1.8m (5'1" x 5'11")

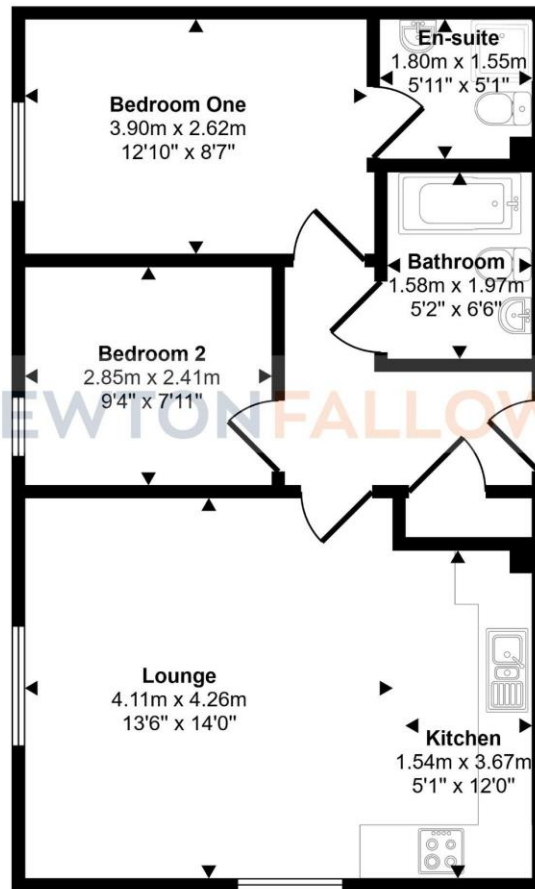
Bedroom Two 2.41m x 2.85m (7'11" x 9'5")

Bathroom 1.97m x 1.58m (6'6" x 5'2")

Leasehold

This information from current owner.
£120 P/M Service Charge
£340 P/A Ground Rent
995 years Left on Lease

Approx Gross Internal Area
56 sq m / 598 sq ft



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: B

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.

