



 **NEWTON**
FALLOWELL

32 Hammonds Drive, Fengate, Peterborough, PE1 5AA

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Key Features

- ONE DOUBLE BEDROOM WITH BUILT-IN WARDROBE
- Modern Third Floor Apartment
- Spacious Lounge Diner & Kitchen
- Contemporary Three-Piece Bathroom
- Underground Allocated Parking
- Wrap-Around Balcony
- Allocated Parking Space
- EPC Rating C
- Leasehold

£125,000





Presenting a beautiful third floor one bedroom flat with a generous balcony, offering lovely views. This immaculate property is conveniently located near the city centre, making it an ideal investment opportunity with tenant in situ.

The property comprises of entrance hall, kitchen, bathroom with shower over bath, lounge diner with door on to the wrap around balcony and a kitchen leading from the lounge diner, a double bedroom is on offer with built in wardrobe. Outside you have the wrap around balcony with beautiful views and under the block of apartments we have a allocated parking space.



Entrance Hall

Lounge Diner 4.86m x 4.62m (15'11" x 15'2")

Kitchen 2.17m x 2.23m (7'1" x 7'4")

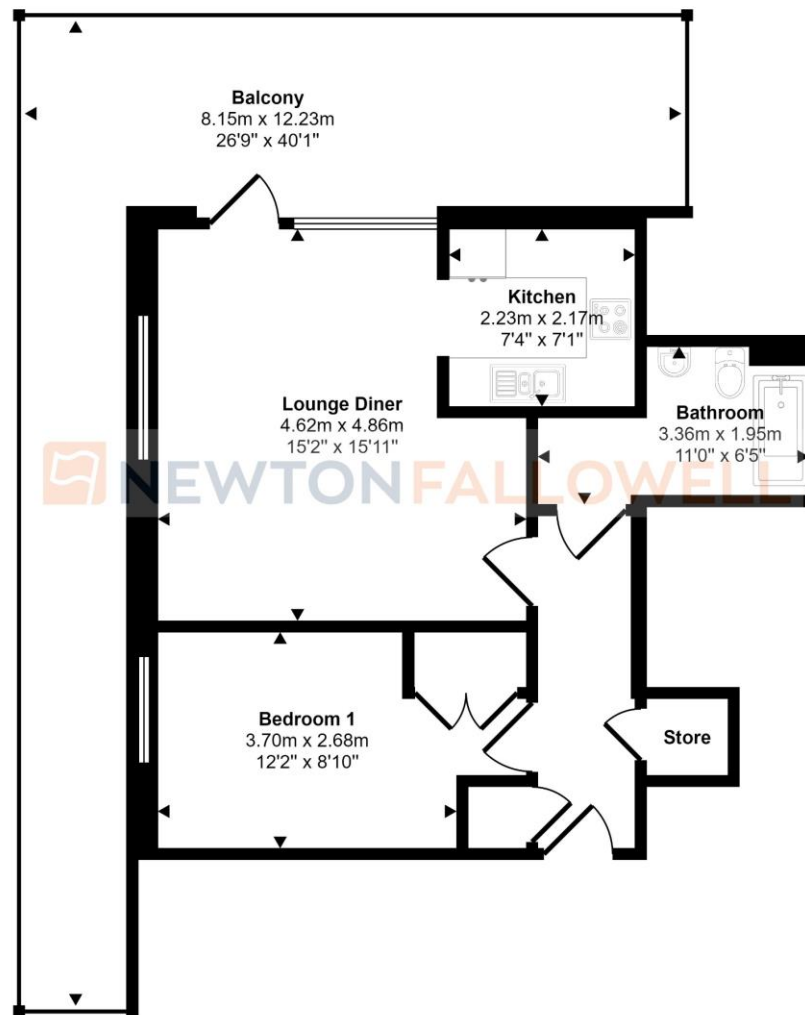
Bedroom 2.68m x 3.7m (8'10" x 12'1")

Bathroom 1.95m x 3.36m (6'5" x 11'0")

Balcony 12.23m x 8.15m (40'1" x 26'8")

Leasehold Details

Approx Gross Internal Area
50 sq m / 542 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: 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.



SCAN ME