



 **NEWTON**
FALLOWELL

32 Hammonds Drive, Fengate, Peterborough, PE1 5AA

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Key Features

- ONE DOUBLE BEDROOM WITH BUILT-IN WARDROBE
- Ideal First Time Home or Investment Opportunity
- Spacious Lounge Diner & Kitchen
- Contemporary Three-Piece Bathroom
- Underground Allocated Parking
- Wrap-Around Balcony
- Allocated Parking Space
- EPC Rating C
- Leasehold

Offers In Excess Of £120,000





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.

The accommodation includes an entrance hall, a well-appointed kitchen, a bathroom with a shower over the bath, and a light-filled lounge/diner with access to the wrap-around balcony. The kitchen is positioned off the lounge/diner for added convenience. The double bedroom features built-in wardrobes.

Externally, the flat benefits from a generous wrap-around balcony with beautiful views, and there is an allocated parking space beneath the block of apartments.



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")

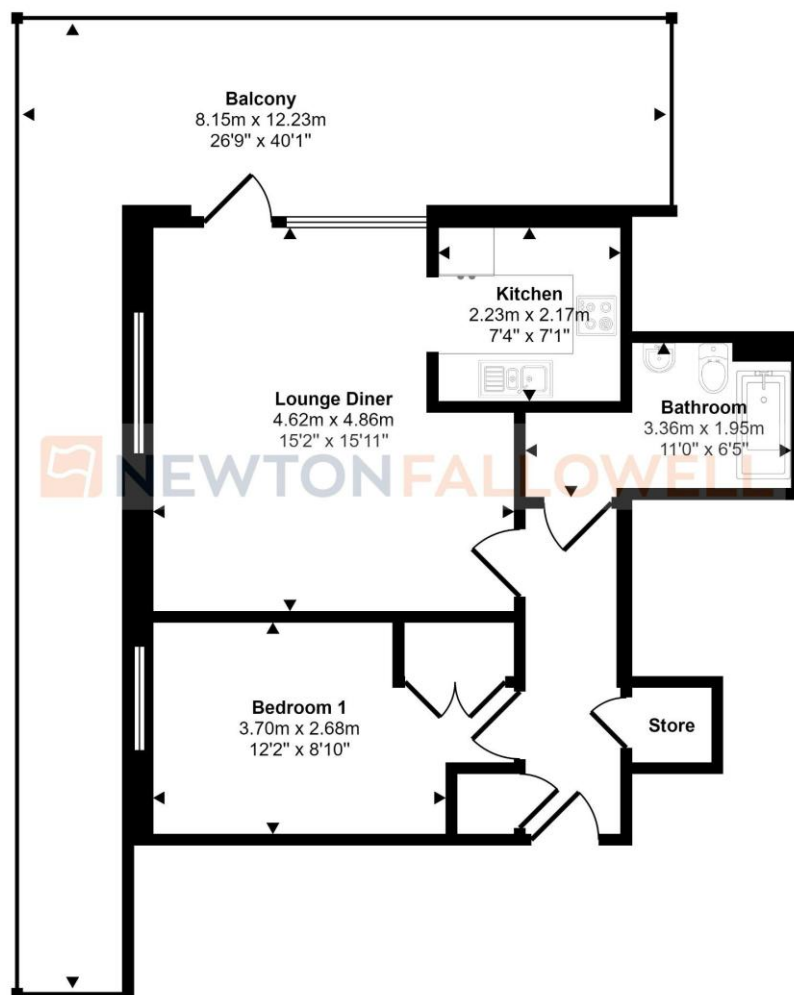
Bathroom 1.95m x 3.36m (6'5" x 11'0")

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

Leasehold Details

We have been advised that there is an annual ground rent payable of £200 (two x £100 payments made bi-annually) and an annual service charge payable of £1,800. There is also approximately 981 years remaining on the lease.

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