



**Connells**

Hammonds Drive  
Peterborough



### Property Description

Located close to the City Centre and within walking distance to the new and upcoming university, this two bedroom apartment is an ideal investment or first time buy. It is located on the ground floor and features two bedrooms; one with en-suite shower room and built in wardrobes, an open plan contemporary kitchen/living space, separate bathroom, a balcony with room for outdoor seating and a secure undercroft allocated car parking space.

Fengate is a predominantly industrial area of the city of Peterborough, in the Peterborough district, in the ceremonial county of Cambridgeshire, England. For electoral purposes it forms part of Peterborough East ward.

Flag Fen, the Bronze Age archaeological site, was discovered here in 1982 when a team led by Dr. Francis Pryor carried out a survey of dykes in the area. Probably religious, it comprises many poles arranged in five long rows, connecting Whittlesey with Peterborough across the wet fenland. This structure has been compared in rarity and importance to the Balbridie site in Aberdeenshire. The museum exhibits many of the artefacts found, including what is believed to be the oldest wheel in Britain. An exposed section of the Roman road known as the Fen Causeway also crosses the site.

Service Charge Includes: Buildings Insurance, General Grounds Maintenance, Lift Maintenance & Repairs, Communal Area Cleaning,

NO ONWARD CHAIN - Situated on the ground floor and benefiting from allocated parking, integrated appliances and luxurious balcony, this stunning two double bedroom apartment is located within walking distance to the new Anglia Ruskin University campus and City Centre!

### Entrance Hall

Door to entrance hall, wood laminate flooring, two storage cupboards and smoke alarm.

### Lounge/diner

16' 3" x 11' 9" Plus Recess ( 4.95m x 3.58m Plus Recess )

Side door onto balcony, double glazed windows to front elevation, wood laminate flooring and radiator.

### Kitchen

7' 10" x 6' 5" ( 2.39m x 1.96m )

Open to lounge/diner. Integrated fridge/freezer, dishwasher, fan oven, gas hob, extractor fan, wood laminate flooring, spot lights, 1 and 1/2 stainless steel basin with drainer and mixer tap, contemporary high gloss units with contrast tiling above work surfaces.

## Bedroom One

10' 2" x 11' 2" ( 3.10m x 3.40m )

Double glazed tilt and turn window/door leading to balcony, wall-mounted radiator and built in double wardrobe.

## En-Suite

7' x 4' 8" ( 2.13m x 1.42m )

Laminate flooring, radiator, wash-hand basin, W/C, double shower, electric shaver point and spot lights.

## Bedroom Two

8' 9" x 12' 3" ( 2.67m x 3.73m )

Wood laminate flooring, double glazed tilt and turn window/door leading to balcony, wall-mounted radiator.

## Bathroom

6' 3" x 6' 11" ( 1.91m x 2.11m )

Laminate flooring, radiator, wash-hand basin, W/C, bath with shower adaptor, spot lights, extractor fan and electric shaver point.

## Balcony

The balcony can be accessed via both the lounge and both bedrooms with a wood decking style floor.

## Communal Rear Garden

Communal garden space and one allocated car parking space in the secure undercroft parking area.

## Agents Notes

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor of this property is an Employee of the Connells Group of companies.

## Owners Comments

"We found a recent walk from the property into the City Centre, along the River Nene, was very pleasant, with easy access to the Key Theatre and the many national retail outlets in Queensgate. A visit to Peterborough Cathedral (over 900 year old) was a real bonus."









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO311268](https://www.connells.co.uk/Property/PBO311268)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: PBO311268 - 0016