

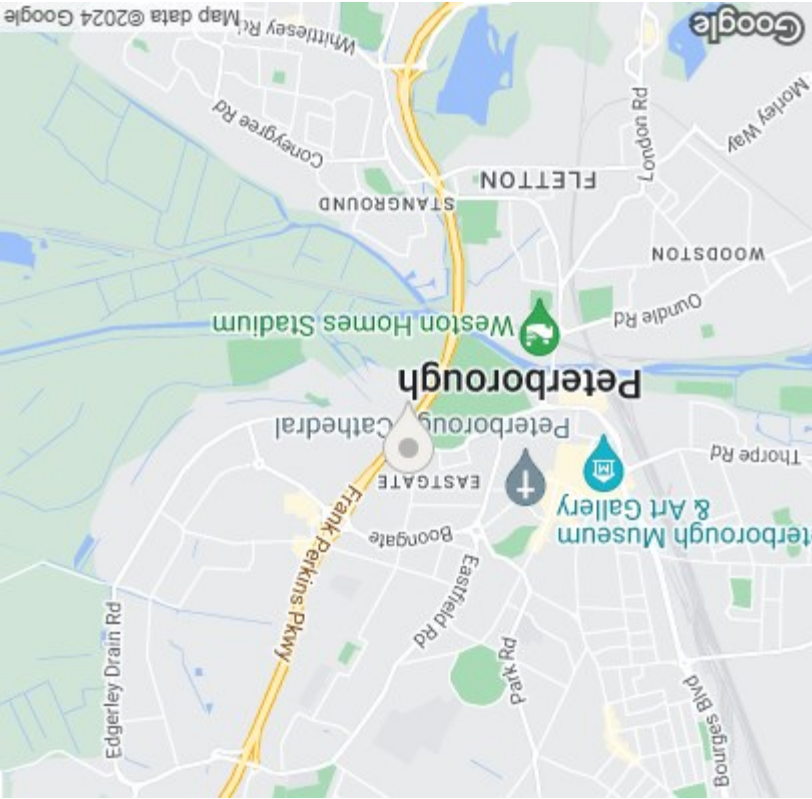
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Energy Efficiency Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

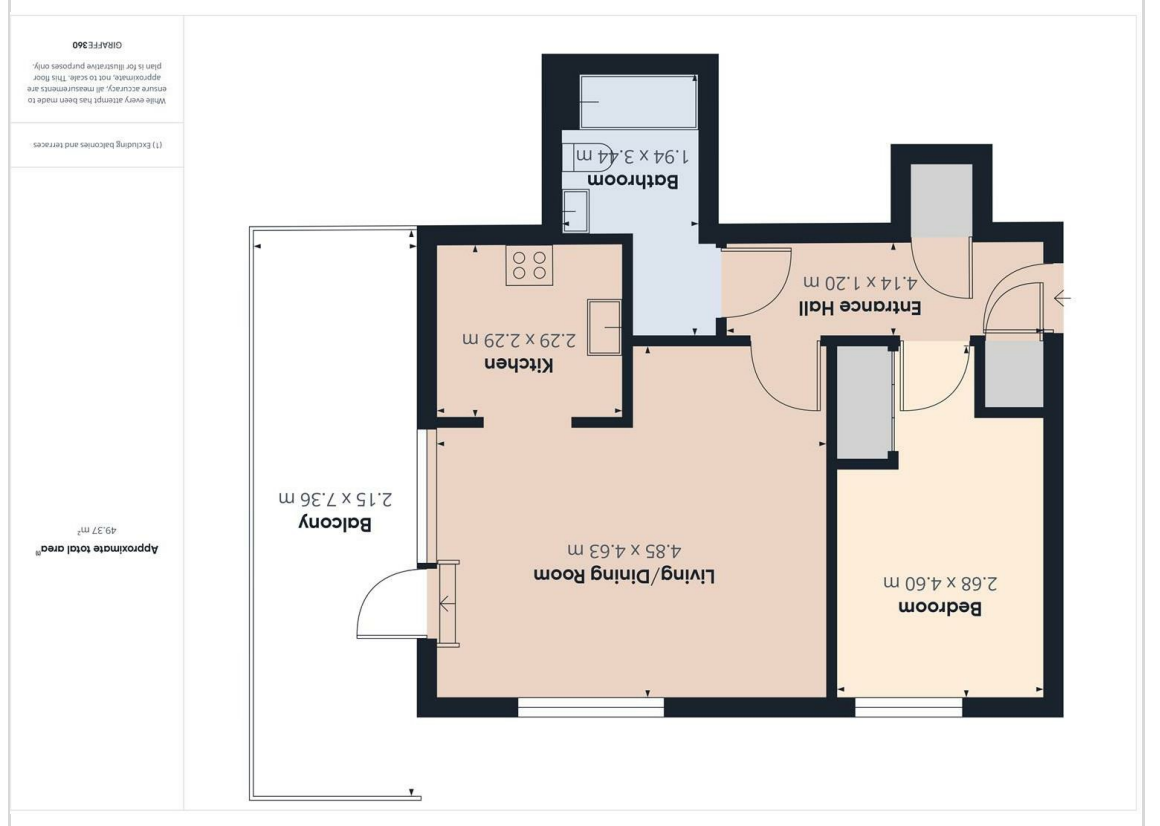
Any energy efficient - lower running costs
Any energy inefficient - higher running costs

EU Directive 2002/91/EC
England & Wales

Energy Efficiency Graph



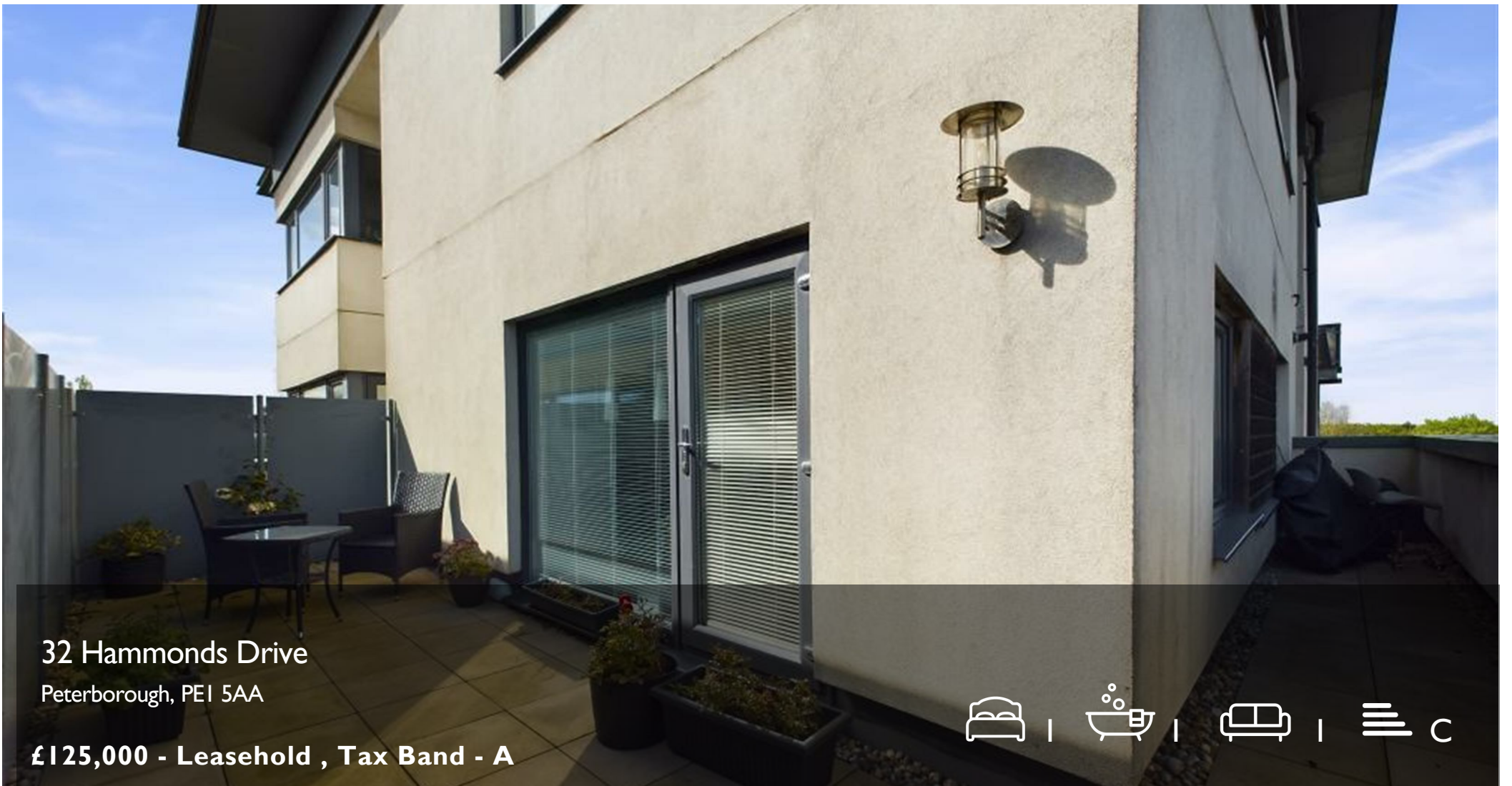
Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



32 Hammonds Drive
Peterborough, PE1 5AA

£125,000 - Leasehold , Tax Band - A



32 Hammonds Drive

Peterborough, PE1 5AA

Offered with No Forward Chain!

City and County are pleased to present this fantastic, WELL PRESENTED, one bedroom third floor apartment that will be sold with NO FORWARD CHAIN. This ready to move in, spacious apartment is ideal for investment or first-time buyers. Located within easy access to the City Centre, train station, transport links, amenities, and the athletic club.

Briefly comprises entrance hall, large double bedroom, open plan kitchen/dining/living room fitted with a range of matching base and eye level units, with space for a washing machine, dishwasher and fridge/freezer. There is a large wrap around balcony with a seating area. There is a separate three-piece family bathroom comprising a WC, wash hand basin and bath with a shower over and two storage cupboards. Allocated parking space to the rear in the communal garage. Please call today for a viewing

Entrance Hall

13'6" x 3'11"

Living/Dining Room

15'10" x 15'2"

Kitchen

7'6" x 7'6"

Bedroom

8'9" x 15'1"

Bathroom

6'4" x 11'3"

Balcony

7'0" x 24'1"



EPC - C
79/81

Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 983 years

Ground rent - £200 per annum

Service charge - £2200 per annum includes water and buildings insurance

IMPORTANT LEGAL INFORMATION

AWAITING CONFIRMATION

