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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.

Disclaimer Important Notice: In accordance with the Property Misdescribtions 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 sales given as a guide only and should be checked legal astuss 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 be checked and confirmed by your solicitor prior to exchange of contracts.

Property or any other fixtures or fittings, Lesse 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.

Property or any other following/selective-licensing/selective-licensing/selective-licensing/selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-selective-licensing-



Area Map

Energy Efficiency Graph



Map data ©2025 Google **algood** NainSt Broadway Yaxley London Ra MAH **BJAV NOT9MAH** Country Park HAMPTON Crown Lakes Farcet HAMPTON FISHOUPKWY NOTAMAH 209A ORTON MALBORNE

Floor Plan



Greenfield Way

Hampton Water, Peterborough, PE7 8RY

Welcome to this stylish two-bedroom maisonette located on Greenfield Way in the highly sought-after Hampton Water Development in Peterborough. Briefly offering two double bedrooms and a spacious open plan living space, this contemporary property offers a perfect blend of comfort and modern living, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter, you will be greeted by an entrance hallway leading up to spacious fully tiled landing area, this takes you on to a large reception room that boasts an open-plan design, with a Juliet balcony, creating a bright and airy atmosphere. The high specification kitchen is a standout feature of this maisonette, equipped with integrated appliances that cater to all your culinary needs. Whether you are a seasoned chef or a casual cook, this kitchen is designed to inspire your culinary creativity. The property comprises two well-proportioned bedrooms, offering ample space for relaxation and rest, whilst the modern bathroom is conveniently located, providing a tranquil space to unwind after a long day. Additionally, this property comes with allocated parking for two vehicles, a valuable asset in this desirable location. The Hampton Water Development is known for its community spirit and proximity to local amenities, making it an excellent choice for those seeking a vibrant lifestyle.

Entrance Hall 1.90 × 1.40 (6'2" × 4'7")

Hallway 4.84 × 1.46 (15'10" × 4'9")

Open Plan Living/Kitchen/Dining Room 5.81 × 4.02 (19'0" × 13'2")

Master Bedroom 3.44 × 3.10 (11'3" × 10'2")

Bathroom 2.22 × 1.87 (7'3" × 6'1")

Bedroom Two 2.88 × 3.73 (9'5" × 12'2")

EPC - B 84/84

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 - 996 years

Ground rent £1 per annum Service charge £352 per annum



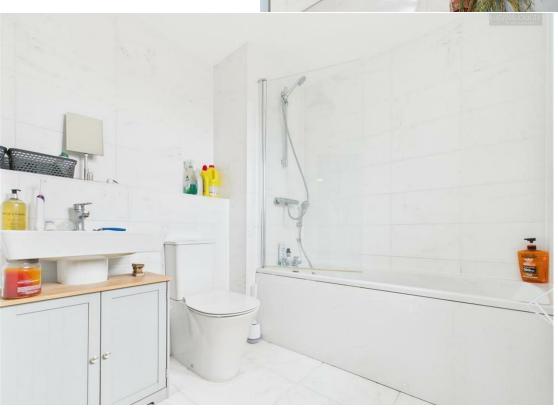






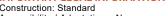












IMPORTANT LEGAL INFORMATION Construction: Standard Accessibility / Adaptations: None Building safety: No Known planning considerations: None Flooded in the last 5 years: No Sources of flooding: n/a Flood defences: No Coastal erosion: No On a coalfield: No Impacted by the effect of other mining activity: No

Conservation area: No Lease restrictions: No Listed building: No Permitted development: No

Holiday home rental: No Restrictive covenant: No Business from property NOT allowed: No Property subletting: No Tree preservation order: No Other: No

Other: No Right of way public: No Right of way private: No Registered easements: No Shared driveway: No Third party loft access: No Third party drain access: No

Other: No Parking: Communal Car Park Allocated Space x 2 Solar Panels: No

Water: Mains Electricity: Mains Supply Sewerage: Mains Heating: Gas Mains Internet connection: Fttp
Internet Speed: up to 1800Mbps Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes.
Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR





