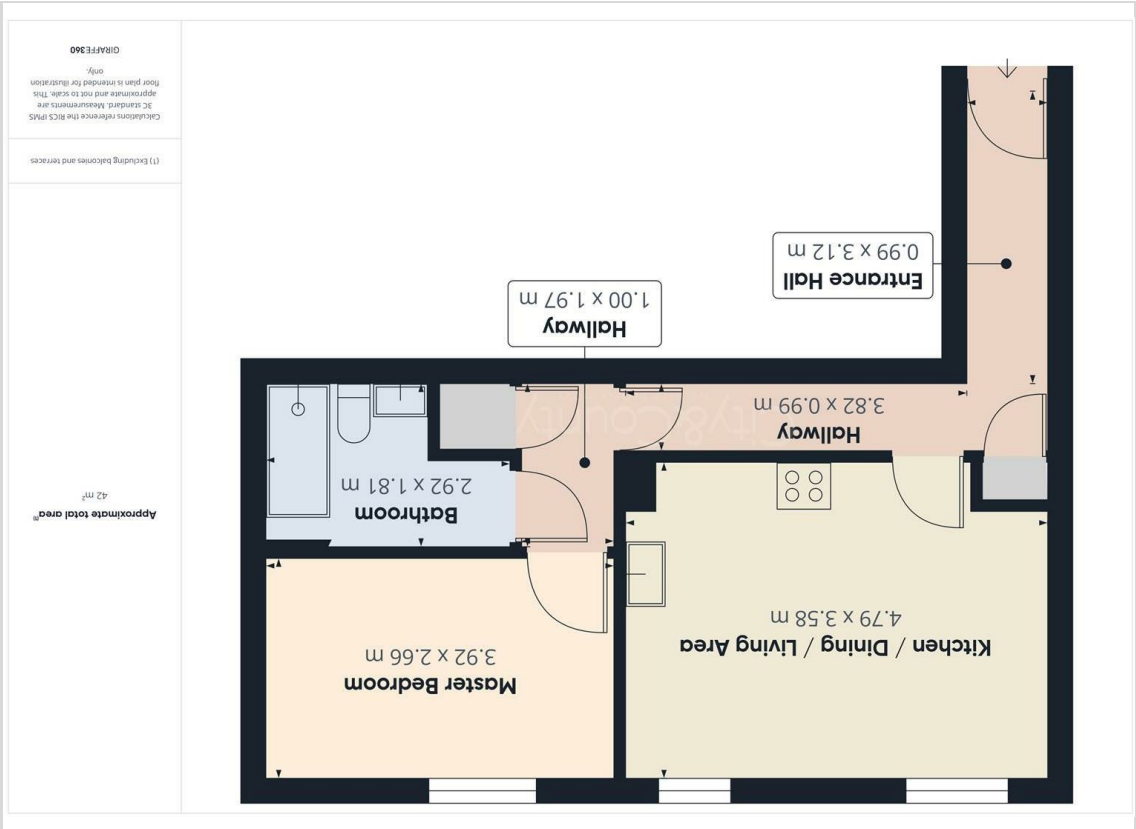




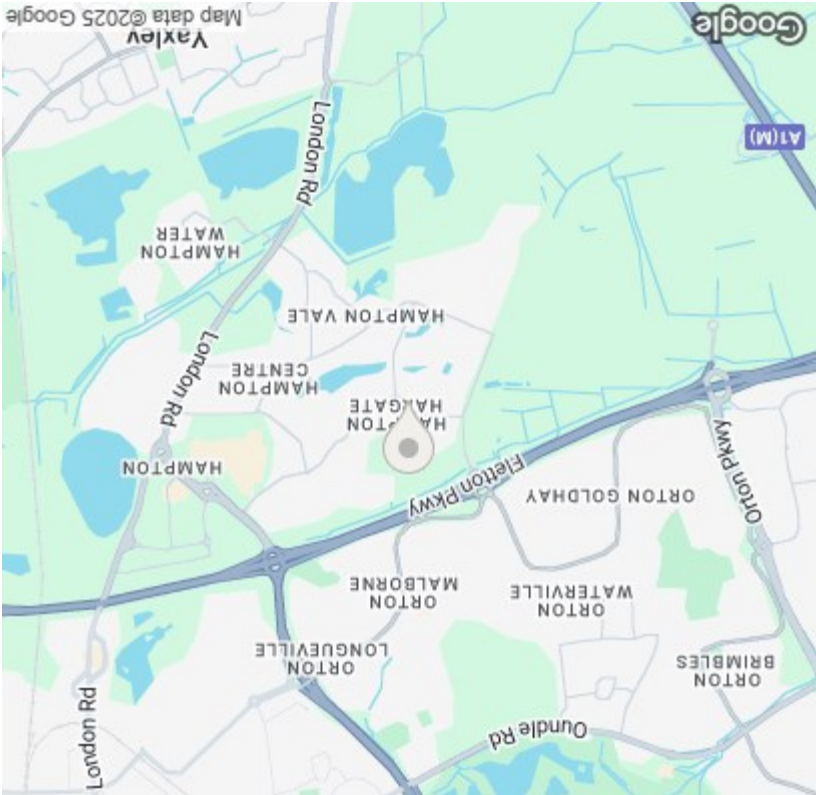
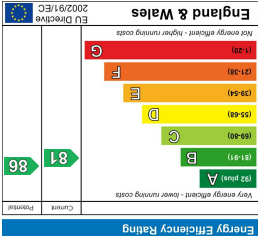
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Hargate Way

Hampton Hargate, Peterborough, PE7 8FL

A bright and well-kept first floor apartment located in the sought-after Hampton Hargate area, offered with no forward chain. This one-bedroom home enjoys a spacious open-plan layout, allocated gated parking, and views across Hampton Tump and the neighbouring playing fields. Ideally suited for first-time buyers or investors, the property is within walking distance of Serpentine Green Shopping Centre, schools, parks, and other local amenities. **\*\*Shared ownership and lease extension options available\*\***

Situated in the heart of Hampton Hargate, this first-floor apartment presents a fantastic opportunity for buyers looking for a well-connected, low-maintenance home in one of Peterborough's most popular residential areas. The internal layout includes an entrance hall with storage, leading through to a generous open-plan kitchen, dining and living space—ideal for modern living—with views over the Hampton Tump and playing fields. The double bedroom is a comfortable retreat, and the adjacent bathroom features a bath, a WC, and a wash hand basin. The property also benefits from secure gated parking and access to communal gardens.

Hampton Hargate is a well-established community, known for its well-kept green spaces, scenic lakes, and convenient access to major roads including the A1 and A15. The property is just a short walk from Serpentine Green Shopping Centre, which offers a large Tesco Extra, high street retailers, cafes, and restaurants. Also nearby are doctors' surgeries, a dental practice, a library, and well-regarded primary and secondary schools. With excellent public transport links, beautiful walking routes, and all essential amenities close by, this apartment offers both lifestyle and convenience. It's available with no forward chain, and flexible options for shared ownership and lease extension make it an accessible step onto the property ladder or a sound investment opportunity.

- Entrance Hall**  
0.99 x 3.12 (3'2" x 10'2")
- Kitchen/Dining/Living Area**  
4.79 x 3.58 (15'8" x 11'8")
- Hallway**  
3.82 x 0.99 (12'6" x 3'2")
- Hallway**  
1.00 x 1.97 (3'3" x 6'5")
- Master Bedroom**  
3.92 x 2.66 (12'10" x 8'8")
- Bathroom**  
2.92 x 1.81 (9'6" x 5'11")
- EPC - B**  
81/86

**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 - 82 years  
Ground rent £1TBC  
Service charge £94.40

**\*\*If 100% of the property is purchased, the freehold is still owned by the management company. The management company, service charges & ground rent may change upon completion. Exact figures will be confirmed by your solicitor upon receipt of the management pack\*\***



**IMPORTANT LEGAL INFORMATION**  
Freeholder: May be subject to change and ground rent and service charge can vary.  
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: Yes - pets need approval by management company  
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  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: Yes  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Communal Car Park Allocated Space, Gated  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Electric Mains, Electric Room Heaters  
Internet connection: Cable  
Internet Speed: up to 1000Mbps  
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 APPROVAL

