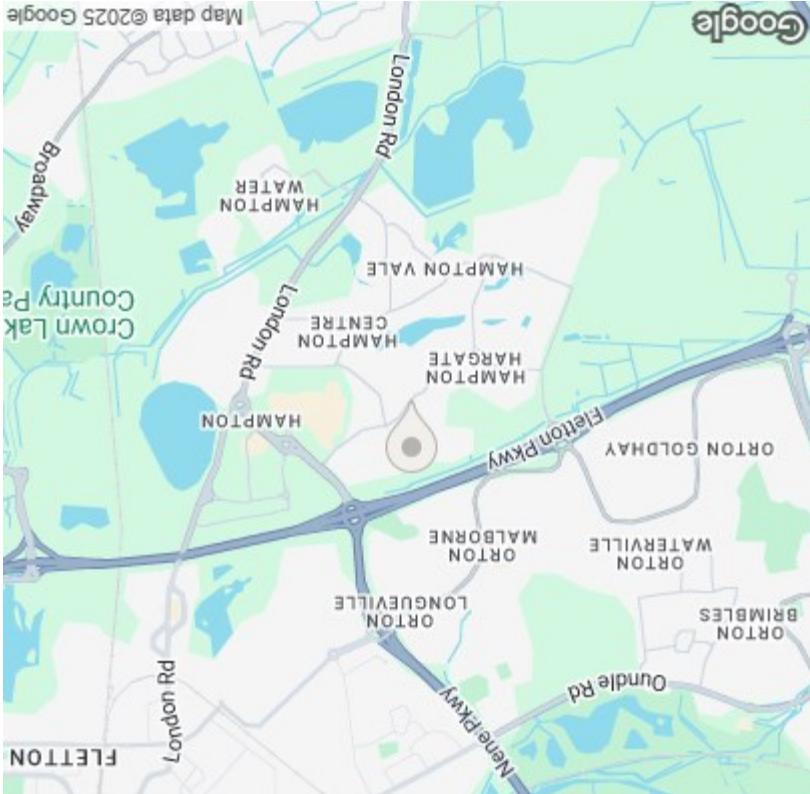


Discriminatory Information: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to the availability of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property. All photographs, measurements, floorplans and descriptions referred to in the particulars are given in good faith 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.gov.uk/residents/housing-selective-licensing/licensing-areas>

Energy Efficiency Graph

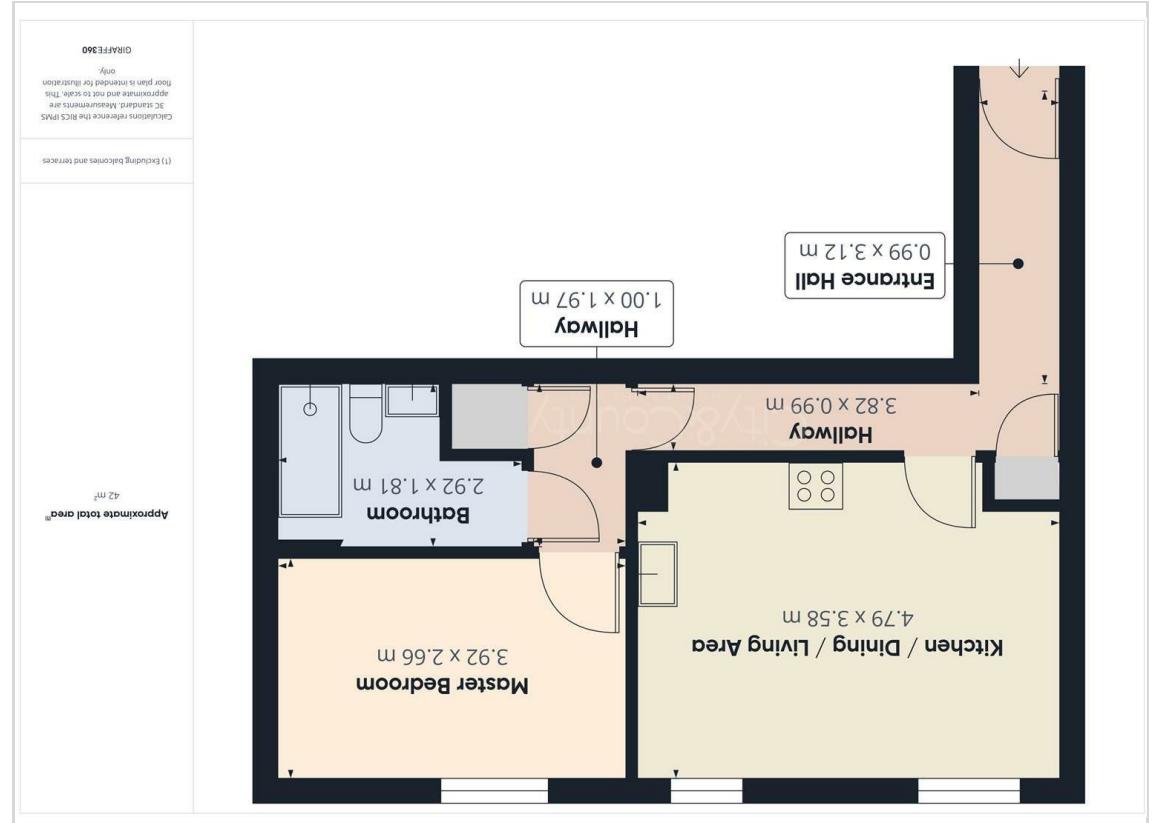


Area Map

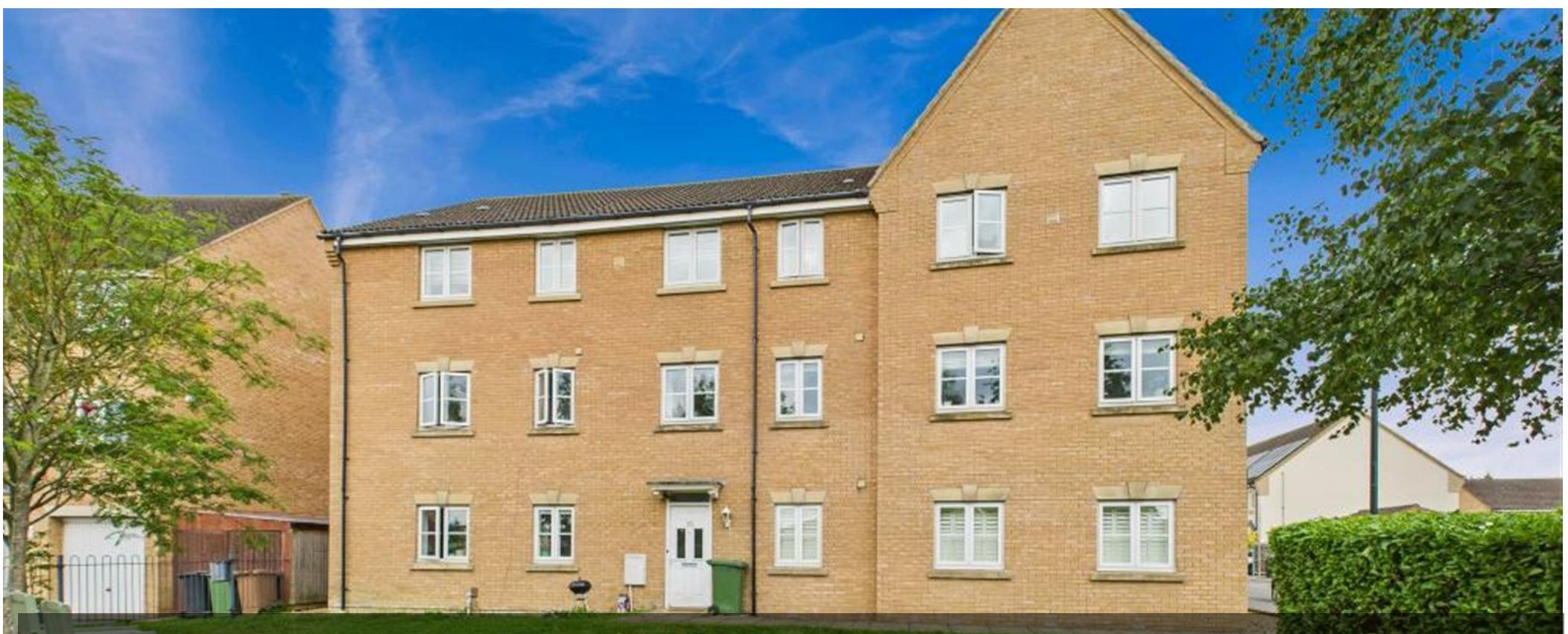


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing. Appointments for this property or require further information.

Viewing



Floor Plan



Hargate Way

Hampton Hargate, Peterborough, PE7 8FL

30% Shared ownership £32,340 - Leasehold , Tax Band - A



B

Hargate Way

Hampton Hargate, Peterborough, PE7 8FL

30% Shared Ownership, with Whole 100% Available
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. **Staircasing 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 staircasing 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")

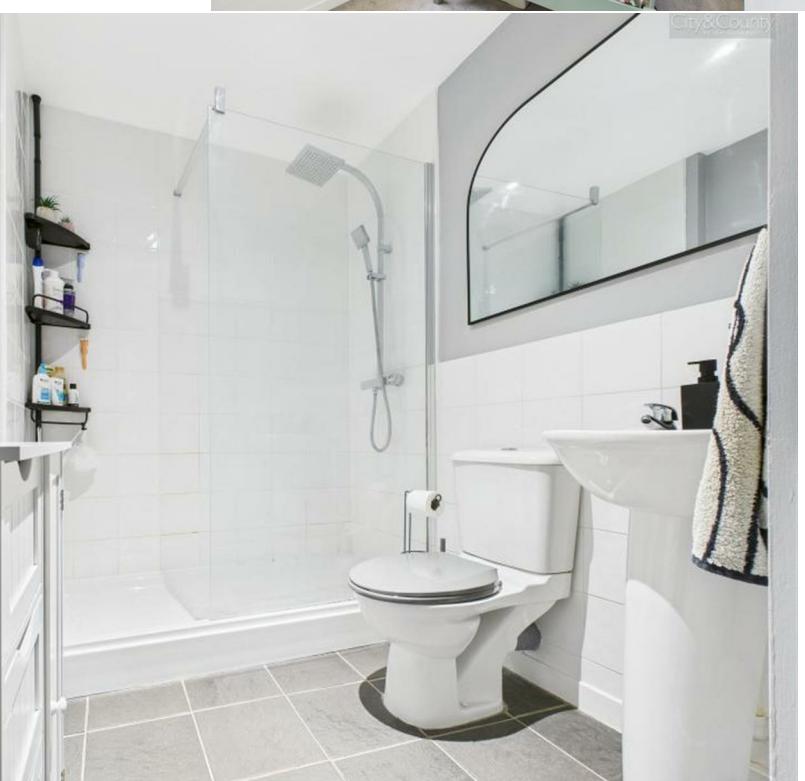
EPC - B
81/86

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 £TBC
Service charge £94.40 pa

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: Maybe 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 Parking
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

DISCLAIMER
Please note: All prospective purchasers must meet shared-ownership eligibility criteria and will be required to complete a financial/suitability assessment with the housing association/management company.

