

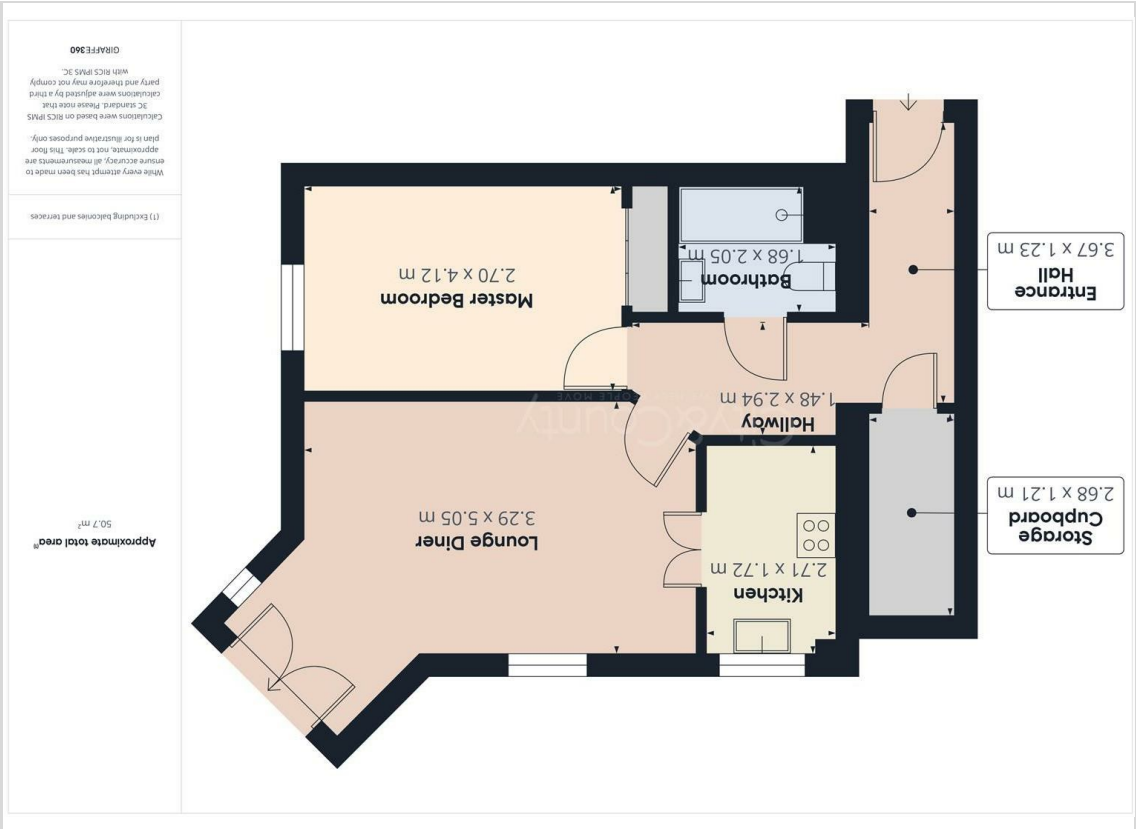


Hedda Drive  
Hampton Hargate, Peterborough, PE7 8GY

Guide Price £66,000 - Leasehold , Tax Band - A



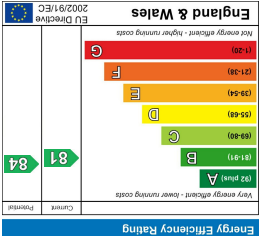
Floor Plan



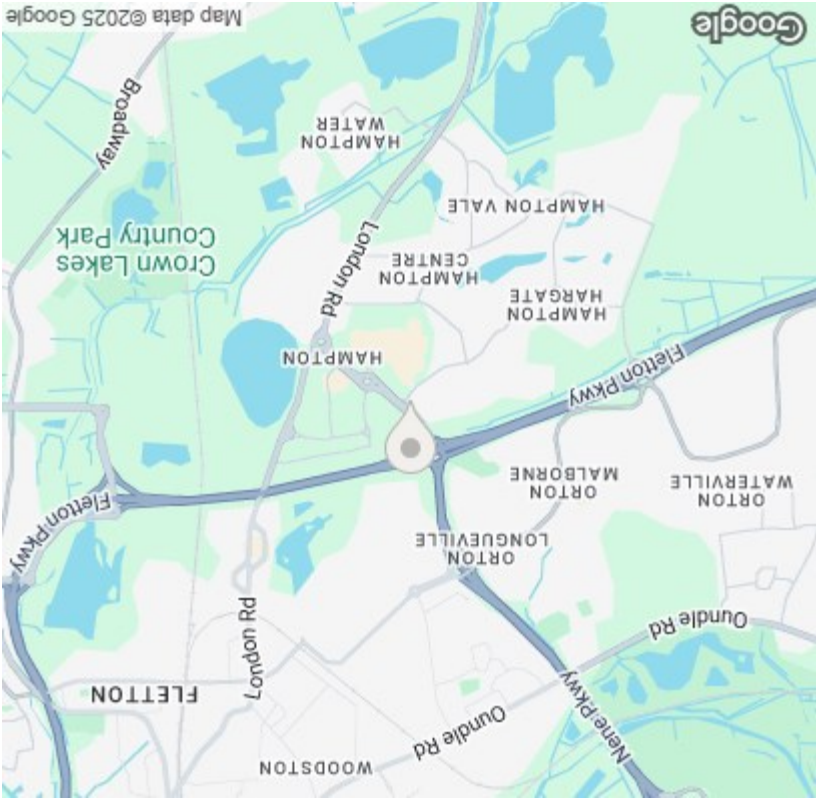
Viewing

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/>



Hedda Drive

Hampton Hargate, Peterborough, PE7 8GY

Welcome to this well presented second floor apartment, located on Hedda Drive in the desirable area of Hampton Hargate, Peterborough. This property is part of the popular Royce House over 60's apartment complex, offering a wonderful opportunity for those seeking a vibrant community atmosphere. This apartment is in good decorative order and comprises of an entrance hall, shower room, modern kitchen, lounge diner, a double bedroom, and storage room.

The apartment internally comprises of an entrance hall, shower room, modern kitchen, lounge diner, a double bedroom, and storage room. This arrangement is perfect for those who appreciate social interaction while still enjoying the privacy of their own home. The communal areas include a shared lounge area, kitchen, laundry, and refuse rooms. One of the standout features of this property is the allocated parking, providing convenience for residents and their visitors. Additionally, the location is particularly advantageous, as it is situated right next to the Serpentine Green Shopping Centre. This means that essential amenities, shops, and services are just a short stroll away, making daily life both easy and enjoyable. Importantly, this property is offered with no forward chain, allowing for a smooth and straightforward purchasing process. Whether you are looking to downsize or simply seeking a welcoming community, this cluster house presents an excellent opportunity to embrace a fulfilling lifestyle in a prime location. Don't miss your chance to make this delightful property your new home.

AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Entrance Hall  
3.67 x 1.23 (12'0" x 4'0")

Storage Cupboard  
2.68 x 1.21 (8'9" x 3'11")

Hallway  
1.48 x 2.94 (4'10" x 9'7")

Lounge Diner  
3.20 x 5.05 (10'5" x 16'6")

Kitchen  
2.71 x 1.72 (8'10" x 5'7")

Master Bedroom  
2.70 x 4.12 (8'10" x 13'6")

Bathroom  
1.68 x 2.05 (5'6" x 6'8")

EPC - B  
81/84



**Tenure - Leashold**  
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 - 101 years  
Ground rent £3400 per annum  
Service charge £394 per annum

**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: Lateral Living, Level Access, Level Access Shower, Lift Access, Step Free Access, Wheelchair Accessible, Wide Doorways  
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: Not Known  
Restrictive covenant: No  
Business from property: Not Known  
Property subletting: No  
Tree preservation order: No  
Other: Not Known  
Right of way public: No  
Right of way private: No  
Registered easements: Not Known  
Shared driveway: No  
Third party loft access: No  
Third party drain access: Yes  
Other: Not Known  
Parking: Communal Car Park No Allocated Space, Residents Parking, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Electric Room Heaters  
Internet connection: TBC  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Great, O2 - Excellent, 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