

for sale

£160,000



## Berrington View Hampton Gardens Peterborough PE7 8RH

Escape to modern tranquillity in this ground floor gem nestled beside a serene teardrop lake. This meticulously designed one bedroom apartment boasts open plan living, allocated parking and is strategically located near a school and shops. Call 01733 229483 to book your viewing.



# Berrington View Hampton Gardens Peterborough PE7 8RH

## Entrance Hall

With carpet, radiator and airing cupboard. Doors leading to the kitchen/lounge, bedroom and shower room.

## Kitchen / Lounge

18' 4" x 11' 7" ( 5.59m x 3.53m )

An open plan kitchen and living room.

The kitchen area comprises matching wall and base units, oven, 4 ring gas hob with extractor hood, 1.5 sink and drainer, integrated fridge freezer, dishwasher and washer/dryer, window to the side, spotlights and laminate flooring.

The lounge area has space for a dining table, laminate flooring, a window to the side, a window to the rear and a radiator.

## Bedroom

12' 2" x 8' 9" into recess ( 3.71m x 2.67m into recess )

With a window to the rear, radiator and carpet.

## Shower Room

With a fully tiled shower cubicle, w/c, wash hand basin, radiator, extractor fan and laminate flooring.

## External

With an allocated parking space.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01733 229483**  
**E Hampton@connells.co.uk**

10 Stewartby Avenue Hampton Vale  
 PETERBOROUGH PE7 8NJ

Property Ref: HAH305636 - 0015

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/HAH305636](https://www.connells.co.uk/Property/HAH305636)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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