

for sale

£200,000



## Berrington View Hampton Gardens Peterborough PE7 8RH

Connells are delighted to present this stylish, open plan two bedroom apartment. With lake views, this modern apartment is finished to a very high standard and would be a perfect purchase for a first time buyer or investor. Call 01733 229483 for more details and to book a viewing.



# Berrington View Hampton Gardens Peterborough PE7 8RH

## Entrance Hall

With a storage cupboard, carpet, radiator and a smoke alarm. Doors leading to bedroom one, bedroom two, bathroom and the open plan kitchen / lounge.

## Open Plan Kitchen / Lounge

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

The room opens with the kitchen to the right and the lounge to the left. The kitchen has a range of matching wall and base units in grey with worktop over, oven, 4 ring gas hob, extractor hood, 1.5 sink and drainer, integrated dishwasher, fridge/freezer and washer dryer, lino flooring, spot lights and a window to the side. An extended breakfast bar separates the kitchen area from the lounge.

The lounge area has a radiator, window to the rear, Juliet balcony to the side with the lino flooring continuing.

## Bedroom One

8' 10" maximum x 12' 3" ( 2.69m maximum x 3.73m )

With a window to the rear, radiator and carpet. Door leading to en-suite.

## En-Suite

With a w/c, wash hand basin, shower cubicle, extractor fan, lino flooring, part tiled and towel rail.

## Bedroom Two

8' 10" x 8' 11" ( 2.69m x 2.72m )

With a window to the rear, radiator and carpet.





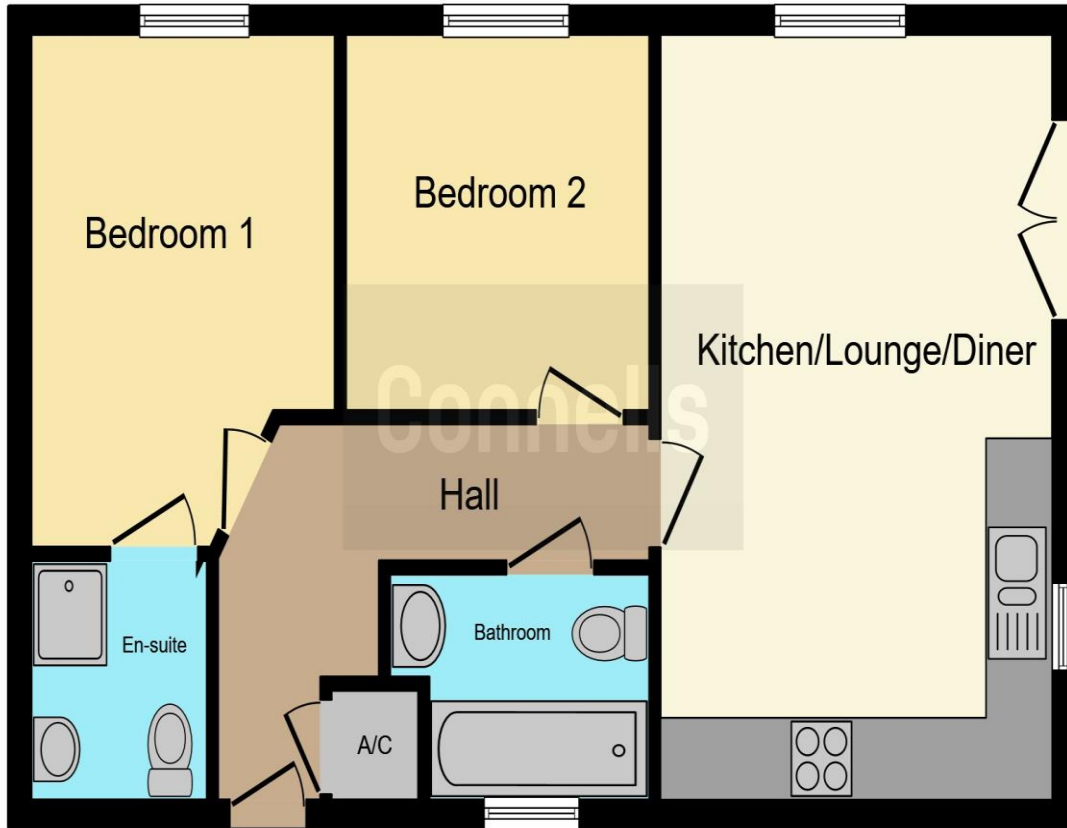
## Bathroom

With a w/c, wash hand basin, bath, extractor fan, lino flooring, part tiled and radiator.

## External

There are 2 allocated parking spaces, with a ground anchor installed in between. Please note there are terms and conditions regarding the ground anchor; please contact the branch for more information.





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: HAH305645 - 0017

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/HAH305645](http://connells.co.uk/Property/HAH305645)**

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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