

for sale

£125,000



## Hargate Way Hampton Hargate Peterborough PE7 8FQ

Two Bedroom Apartment With SPACIOUS Rooms. This generously sized two bedroom apartment offers an L-shaped open plan lounge/diner and kitchen, Two double bedrooms, EN-SUITE to master and is ideally located in Hampton Hargate. Call to view today 01733 229483!



# Hargate Way Hampton Hargate Peterborough PE7 8FQ

## Entrance Hall

With stairs rising to first floor flat from communal entrance.

## Lounge Diner

10' 1" x 22' 3" ( 3.07m x 6.78m )

With a Juliet balcony to front and window to rear, electric radiator, telephone and TV points.

## Kitchen

10' 8" x 8' 9" ( 3.25m x 2.67m )

Fitted kitchen comprising of wall and base units with worksurface over housing stainless steel sink and drainer, tiled splash backs, electric oven and hob with cookerhood over, space for fridge/freezer, plumbing for washing machine and window to front aspect.

## Inner Hall Way

With airing cupboard and electric wall heater.



## Bedroom One

11' 3" max x 9' 3" max ( 3.43m max x 2.82m max )  
With a window to rear aspect, built in wardrobes and electric radiator.

## En Suite

Fitted suite comprising shower cubicle, wash hand basin, WC, extractor fan, tiling to walls, electric radiator and window to rear aspect.

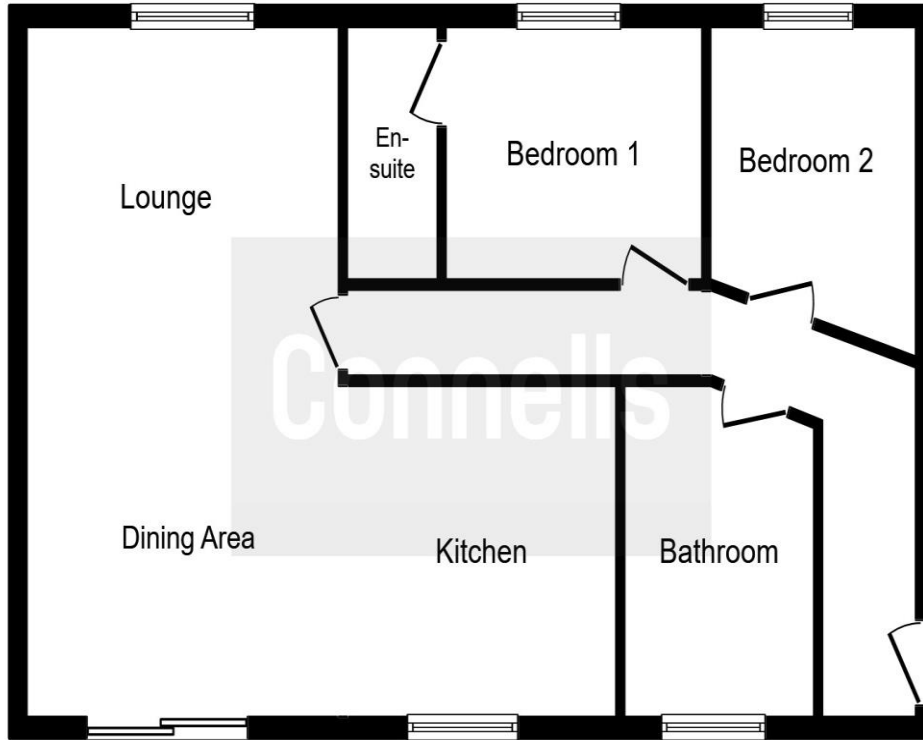
## Bedroom Two

7' 8" max x 9' 3" max ( 2.34m max x 2.82m max )  
With a window to rear aspect, radiator and built in storage cupboard.

## Bathroom

Fitted suite comprising of bath with mixer taps over, wash hand basin, WC, extractor fan, electric radiator, tiling to walls and double glazed window to front aspect.





## Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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PETERBOROUGH PE7 8NJ

Property Ref: HAH304889 - 0009

**Tenure:** Leasehold

**EPC Rating:** C

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Lease details are currently being compiled. For 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.