



**Connells**

Clayburn Road  
Hampton Centre Peterborough



### Property Description

Located in the heart of Hampton Centre, this well-presented upper-floor apartment offers modern, spacious living within walking distance of local amenities, the Serpentine Green shopping centre, bus routes, and scenic lakeside walks. Situated on the second floor, the property features a welcoming entrance hall that leads into a bright and open lounge/dining area, ideal for relaxing or entertaining.

The separate kitchen is thoughtfully laid out with ample worktop and storage space. The apartment offers two well-proportioned bedrooms, including a generous main bedroom and a second bedroom that functions perfectly as a guest room, home office, or nursery. A centrally positioned bathroom completes the internal accommodation.

The property benefits from allocated parking, making it practical for commuters and residents alike. With its convenient position and comfortable layout, this apartment is an excellent opportunity for first-time buyers, professionals, or investors seeking a desirable property in a sought-after location.

### Entrance Hall

Door to entrance, loft access and radiator.

### Lounge/Dining Area

UPVC double door to Juliet balcony, two radiators and laminate flooring.

### Kitchen

UPVC window to rear, radiator, high and low level storage with worktops over, 1 and 1/2 stainless steel sink/drainer with mixer tap, washing machine plumbing, electric oven, gas hob and hood, storage housing boiler.

### Bedroom One

UPVC double door to Juliet balcony, double built in wardrobes, laminate flooring and radiator.

### Bedroom Two

Window to the side, radiator and laminate flooring.

### Bathroom

Low level WC, wash hand basin, panelled bath, radiator, tiled splashbacks, laminate flooring and extractor fan.

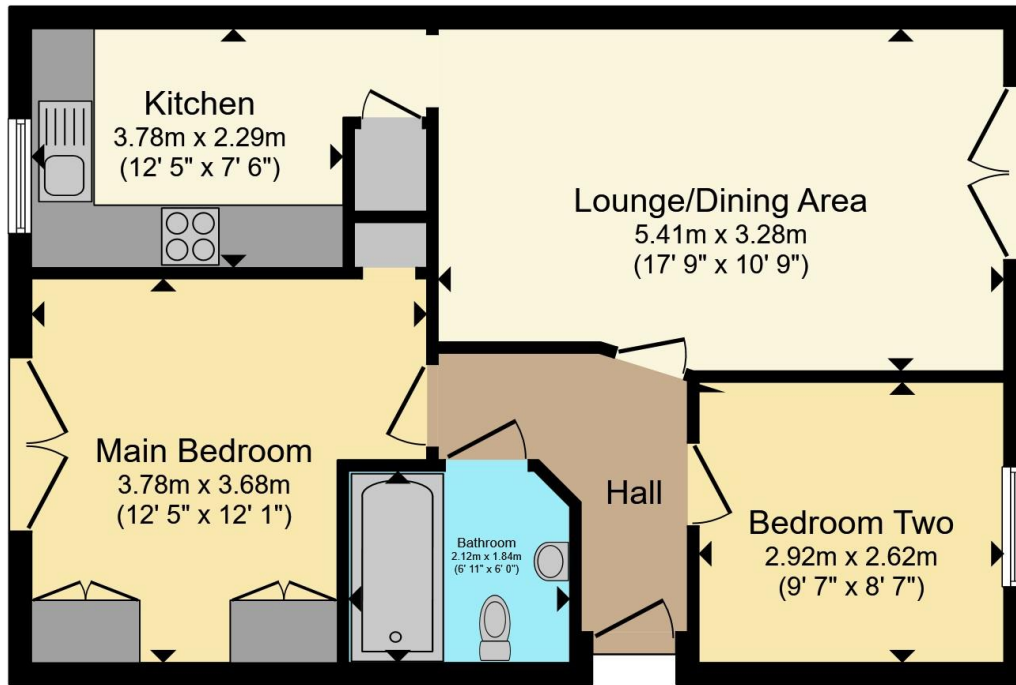
### Outside

### Allocated Parking

### Vendor Notes

All services / appliances have not and will not be tested





## Second Floor

Total floor area 56.0 m<sup>2</sup> (603 sq.ft.) approx

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). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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14 Cowgate  
PETERBOROUGH PE1 1NA

EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. 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.

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