



Connells

Hedda Drive
Hampton Hargate Peterborough

Hedda Drive Hampton Hargate Peterborough PE7 8GY

for sale
£70,000



Property Description

Situated within the sought-after Hampton Hargate development, this attractive one bedroom upper floor apartment offers well-planned and comfortable accommodation, making it particularly well suited to retirement buyers as well as those seeking easy-to-maintain living.

The property is accessed via a communal entrance and opens into a welcoming hallway providing access to all rooms. The generous lounge/diner is filled with natural light and offers ample space for both relaxing and entertaining, creating a comfortable and practical living environment. Adjoining the living area is a fitted kitchen, thoughtfully arranged to maximise functionality and storage.

The apartment benefits from a well-proportioned double bedroom positioned to the rear, offering a peaceful and comfortable retreat. The shower room is finished in a practical and neutral style, ideal for day-to-day convenience. An airing cupboard within the hallway provides useful additional storage.

Externally, residents can enjoy access to well-maintained communal gardens, offering pleasant outdoor space without the burden of upkeep, along with the benefit of allocated parking.

Entrance Hall

Airing cupboard.

Shower Room

Shower cubicle, tiled walls, wash hand basin, and WC.

Lounge/Diner

Double doors to balcony, carpet, electric heater, electric fireplace.

Kitchen

Doors to lounge/diner, window to front, high and low level storage with worktops over, tiled splashbacks, induction hob, integrated cooker, stainless steel sink/drainers with mixer tap.

Bedroom One

Window to front, built-in wardrobes, electric heater, coving, carpet.

Outside

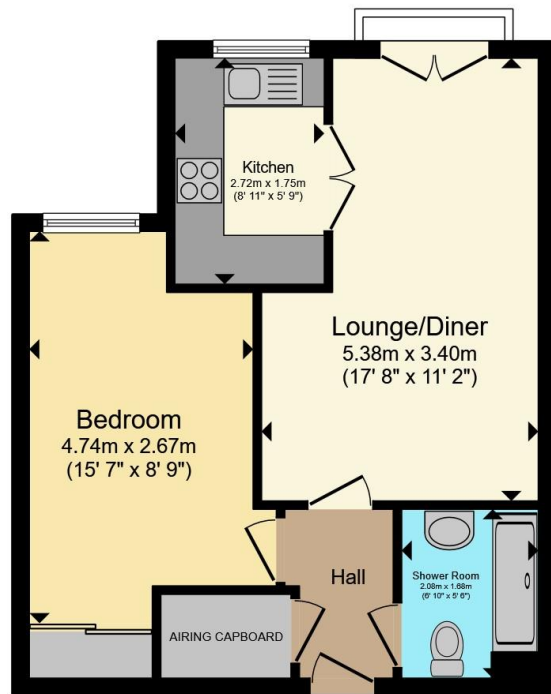
Communal Gardens

Allocated Parking

Agent Note

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'





Second Floor

Total floor area 43.9 m² (472 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

Connells



To view this property please contact Connells on

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14 Cowgate
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EPC Rating: C

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
309.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312838

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2006. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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