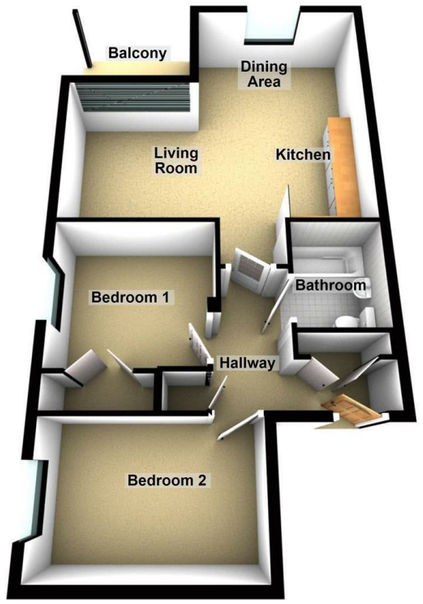
Floor Plan



COMMUNAL AREA & UNDERGROUND PARKING

HALLWAY

LIVING/DINING ROOM

KITCHEN AREA

BALCONY

BEDROOM 1

BEDROOM 2

BATHROOM

Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.







296 Hammonds Drive

Peterborough, PE1 5AX

£120,000











296 Hammonds Drive
Peterborough
PE1 5AX

This modern two-bedroom third-floor apartment enjoys stunning views from a private balcony and is ideally located within walking distance of Peterborough city centre.

- AVAILABLE WITH NO FORWARD CHAIN
- STUNNING BALCONY VIEWS WITH SPACE FOR FURNITURE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING AND DINING AREA LEADING TO KITCHEN SPACE
- UNDERGROUND PARKING
- 980 YEAR LEASE LENGTH
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- MODERN AND STYLISH APARTMENT

Viewings: By appointment
£120,000

COMMUNAL AREA & PARKING
Communal grounds maintained by the management company, secure entry system with intercom and fob entry. The are stairs and a lift leading to the apartment. Allocated underfloor parking space.

HALLWAY
Fitted carpet, radiator, airing cupboard, storage cupboard, access to:

LIVING/DINING AREA
10'3" x 9'7" living area (6'5" x 11'8" dining area
UPVC double glazed window to side, double glazed doors leading to the balcony area. Fitted carpet, radiator x2, open to kitchen space.

BALCONY
Decking, glass safety barrier.

KITCHEN
10'3" x 6'2"
Fitted with a matching range of base and eye level units, fitted worktops with splashback tiles behind, fitted sink drainer and oven, fitted appliances, vinyl flooring.

BEDROOM 1
11'2" x 9'2"
UPVC double glazed window to front, fitted carpet, radiator, built in double wardrobe.

BEDROOM 2
8'6" x 10'10"
UPVC double glazed window to front, fitted carpet, radiator.

BATHROOM
6'10" x 6'1"
Three piece suite with wash hand basin, WC, bath with shower screen, shower over and tiled splashback surround, radiator.

COUNCIL TAX/TENURE/EPC
Tenure (LEASEHOLD), council tax band (B), and EPC (B) rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

