





Braymere Road, Hampton Centre Peterborough PE7 8NB

william h brown

welcome to

Braymere Road, Hampton Centre Peterborough

William H Brown is delighted to present this exceptional opportunity to acquire a stunning three-bedroom ground floor apartment, ideally situated in the highly sought-after Hampton area of Peterborough. Beautifully presented throughout and ready to move straight into, this impressive home offers an abundance of modern living space. The accommodation centres around a remarkable 41ft open-plan lounge, kitchen, and dining area, creating the perfect setting for both relaxing and entertaining. The property also boasts three generous double bedrooms, including an exceptionally spacious principal bedroom complete with its own en-suite shower room, alongside a stylish family bathroom. Positioned opposite a picturesque lake, this immaculate apartment enjoys a wonderful setting while remaining conveniently close to local amenities. Serpentine Green Shopping Centre is within easy walking distance, and excellent transport links, including the A1 and other major road networks, are easily accessible. Further enhancing its appeal, the property benefits from three allocated parking spaces, a rare and valuable feature. This truly is a fantastic home that combines space, style, and an enviable location. Early viewing is highly recommended. Don't miss out – contact William H Brown today to arrange your viewing on 01733 896598.



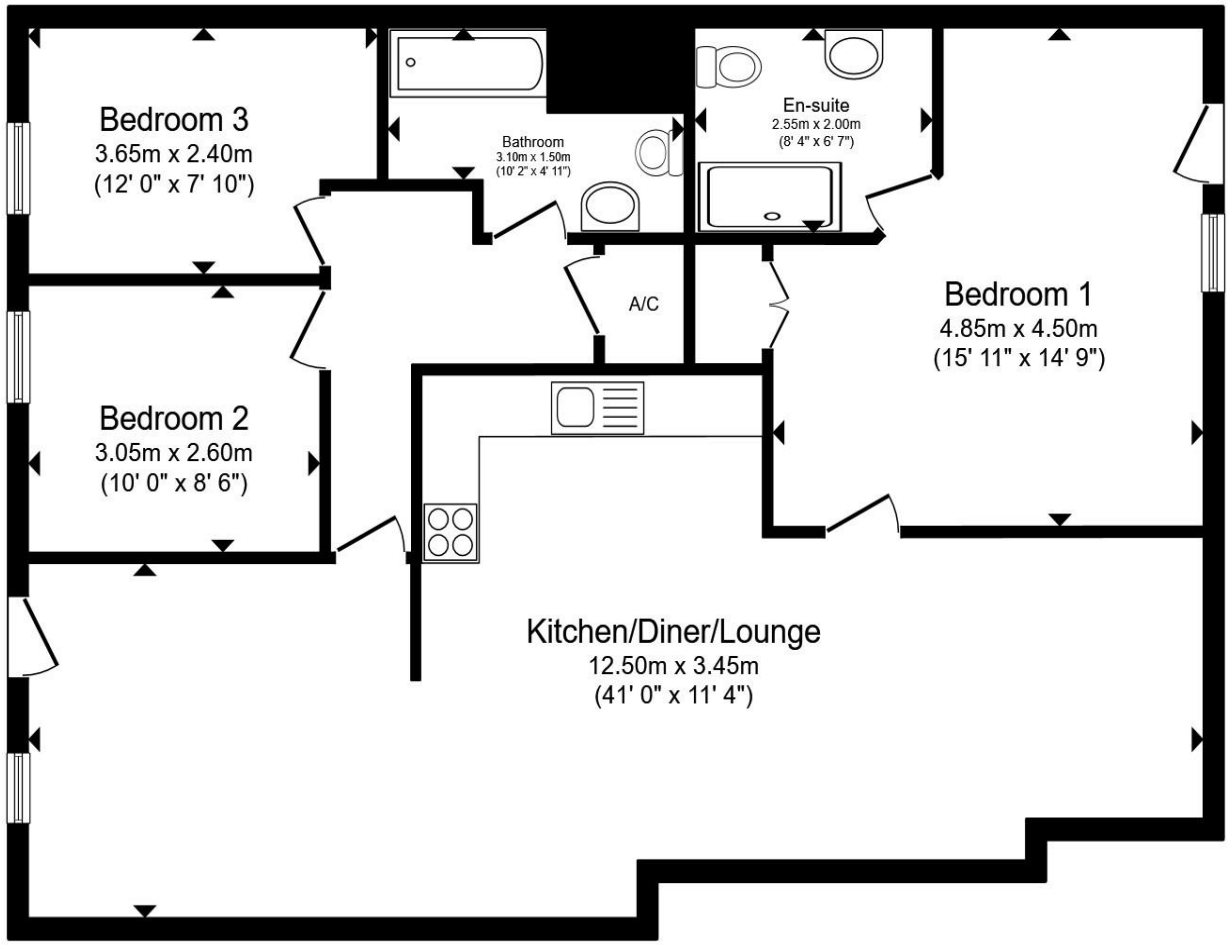












Total floor area 102.1 m² (1,099 sq.ft.) approx

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

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Open Plan Lounge/Kitchen/Diner

Master Bedroom

En-Suite

Bedroom Two

Bedroom Three

Family Bathroom

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

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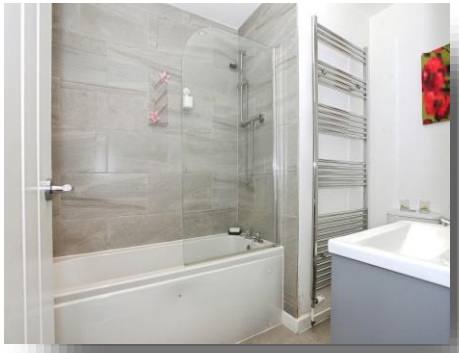
- GROUND FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- EN-SUITE TO THE MASTER
- 41 FT LONG OPEN PLAN LOUNGE/KITCHEN/DINER
- LAKE VIEW
- THREE ALLOCATED PARKING SPACES
- WALKING DISTANCE TO SERPENTINE GREEN SHOPPING CENTRE
- PRICE GUIDE £200,000-£220,000

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2600.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE105178

The Property Ombudsman

Property Ref:
FLE105178 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.