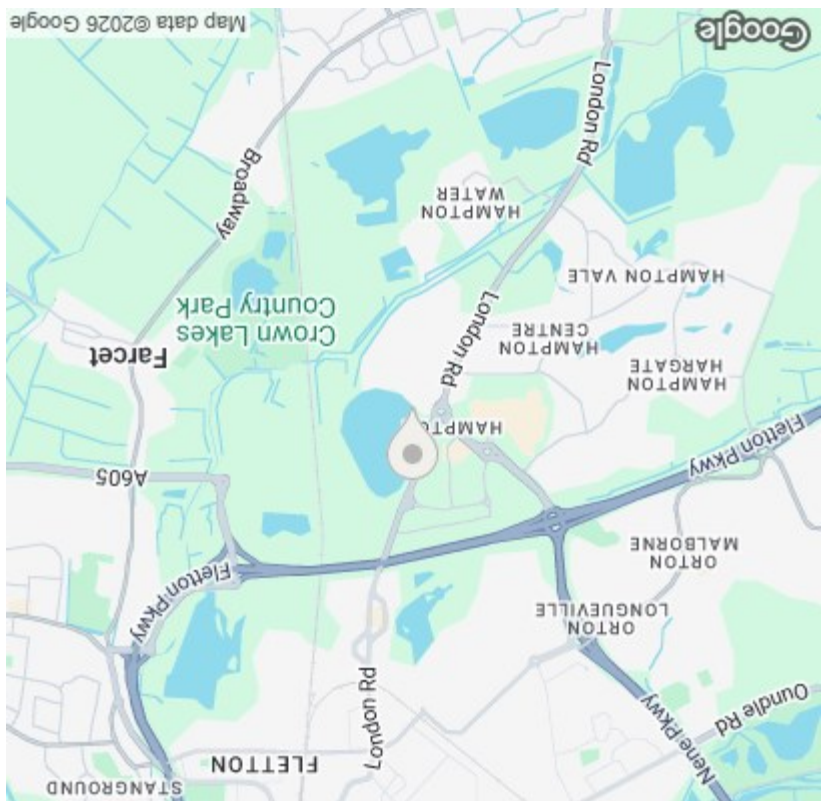
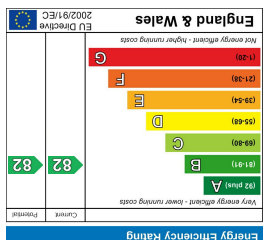


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

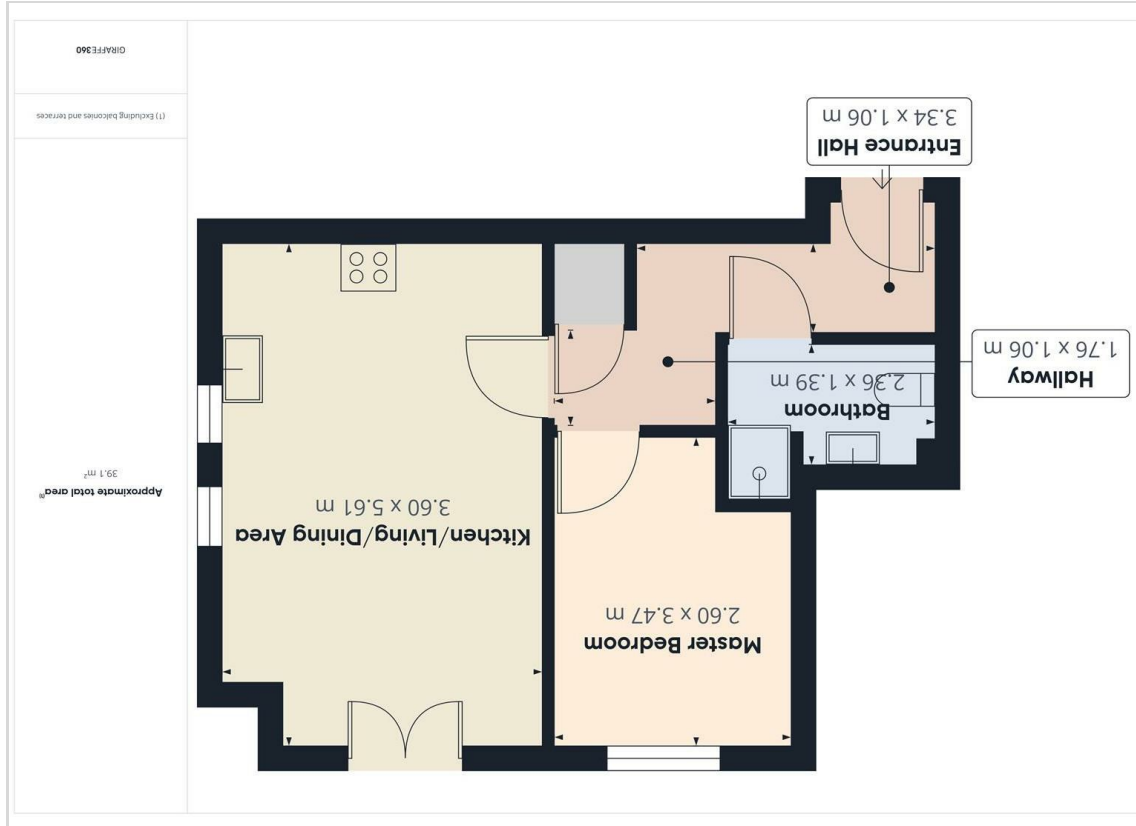
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

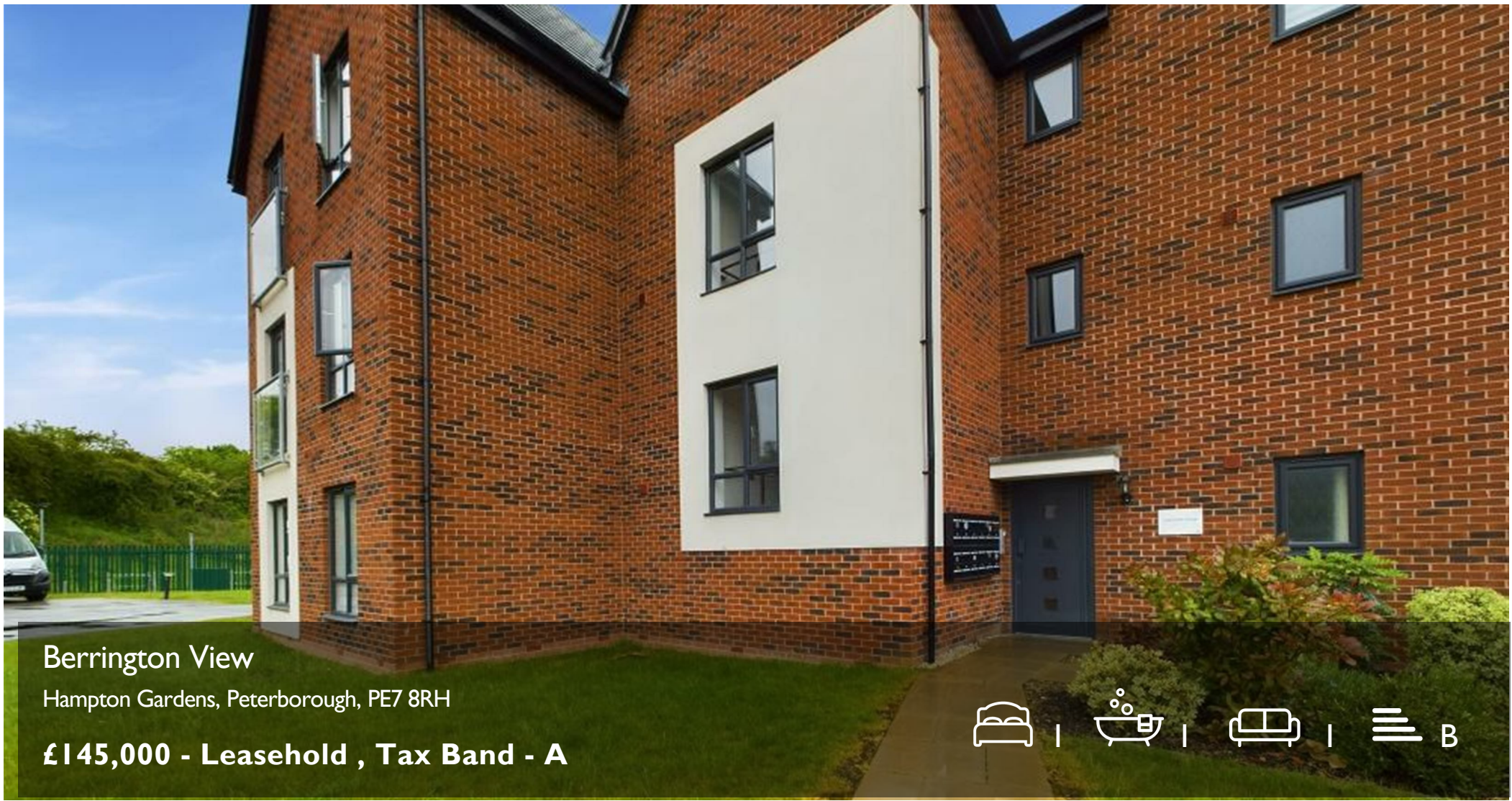
**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Berrington View**  
Hampton Gardens, Peterborough, PE7 8RH

**£145,000 - Leasehold , Tax Band - A**



**Berrington View**  
**Hampton Gardens, Peterborough,**  
**PE7 8RH**

Berrington View is a beautifully presented one bedroom second floor apartment, offered with no forward chain and set within the highly sought after Hampton area. This nearly new home is in excellent condition throughout and provides modern, low maintenance living, making it an ideal first time purchase or a perfect option for those looking to downsize. The property benefits from allocated parking, additional visitors parking, and is within walking distance to local amenities and Hampton Lakes, while also being just a short distance from Peterborough city centre.

Situated in the popular Berrington View development, this modern second floor apartment offers stylish and practical living space, ready to move straight into. The accommodation begins with an entrance hall, providing access to a useful storage cupboard, ideal for keeping the space neat and organised. From here, you will find a well proportioned bedroom, offering a comfortable and peaceful retreat. The main living area is a bright and contemporary open plan kitchen, dining and living space, designed to maximise both light and functionality. The kitchen is fitted with modern units and integrated appliances, flowing seamlessly into the living and dining area, creating a sociable environment perfect for both relaxing and entertaining.

Externally, the property benefits from allocated parking along with additional visitors parking, adding convenience for both residents and guests. Positioned within easy reach of local shops, amenities and the scenic Hampton Lakes, this apartment also offers excellent access into Peterborough city centre, making it ideal for commuters and those seeking a well connected yet peaceful location. A virtual tour is available to fully appreciate what this fantastic home has to offer.

**Entrance Hall**  
 3.34 x 1.06 (10'11" x 3'5")

**Hallway**  
 1.76 x 1.06 (5'9" x 3'5")

**Kitchen/Living/Dining Area**  
 3.60 x 5.61 (11'9" x 18'4")

**Master Bedroom**  
 2.60 x 3.47 (8'6" x 11'4")

**Bathroom**  
 2.36 x 1.39 (7'8" x 4'6")

**EPC - B**  
 82/82

**Tenure - Leasehold**

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.  
 Years Remaining on the lease - 994 years  
 Ground rent and service charge combined - £1062.33

There is a community Green Space Charge payable, current figure is £367.22

**IMPORTANT LEGAL INFORMATION**

Construction: Standard  
 Accessibility / Adaptations: None  
 Building safety: No  
 Known planning considerations: None  
 Flooded in the last 5 years: No  
 Sources of flooding: n/a



Flood defences: No  
 Coastal erosion: No  
 On a coalfield: No  
 Impacted by the effect of other mining activity: No  
 Conservation area: No  
 Lease restrictions (answer yes if there are restrictions, eg does not allow pets): Yes  
 Listed building: No  
 Permitted development: Not Known  
 Holiday home rental: No  
 Restrictive covenant: No  
 Business from property NOT allowed: Yes  
 Property subletting: No  
 Tree preservation order: No  
 Other: No  
 Right of way public: No  
 Right of way private: No  
 Registered easements: No  
 Shared driveway: Yes  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Communal Car Park Allocated Space x 2, Gated Parking, Off Street Parking, Residents Parking  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Adsl  
 Internet Speed: up to 1800Mbps  
 Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

