

Peterborough  
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Eagle Way, Hampton Centre, Peterborough, PE7 8GS**  
**Price £140,000**  
**Leasehold**

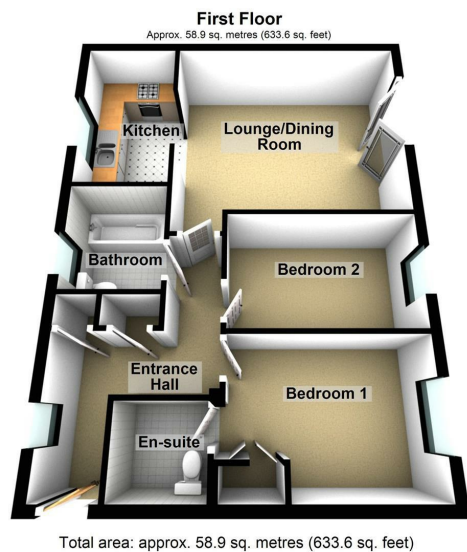
**\*FIRST FLOOR FLAT\* \*IDEAL FIRST TIME OR INVESTMENT PURCHASE\*  
\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*NO CHAIN\***

Regal Park are pleased to offer this well presented 2 Bedroom First Floor Flat in the popular location of Hampton Centre. The property is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Lounge/Dining Room, Kitchen, Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 and a Bathroom.

There is one allocated parking space to the rear of the building.  
Viewings Highly Recommended.  
No Chain.

EPC: C





### Entrance Hall

UPVC double glazed window to side, radiator, fitted carpet, intercom entry phone, two storage cupboards, door to:

### Lounge/Dining Room

12'9" x 15'2" (3.89m x 4.62m)

Two double radiators, fitted carpet, telephone point, TV point, uPVC double glazed double doors to juliet balcony, open to:

### Kitchen

10'8" x 6'1" (3.25m x 1.85m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, space for fridge/freezer, plumbing for washing machine, integrated dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window, vinyl flooring.

### Bedroom 1

11'8" x 8'6" (3.56m x 2.59m)

UPVC double glazed window, radiator, fitted carpet, TV point, built-in double wardrobe(s), door to:

### En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, tiled surround, shaver point, radiator, vinyl flooring.

### Bedroom 2

7'3" x 11'7" (2.20m x 3.54m)

UPVC double glazed window, radiator, fitted carpet.

### Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window, radiator, vinyl flooring.

### Outside

There is one allocated parking space to the rear of the building via electric gated access.

### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650. Your home may be repossessed if you do not keep up repayments on your mortgage.

### Leasehold Information

Leasehold Information - 999 years from 2005

Ground - £264.60 per annum

Service Charge - £1,351.23 per annum