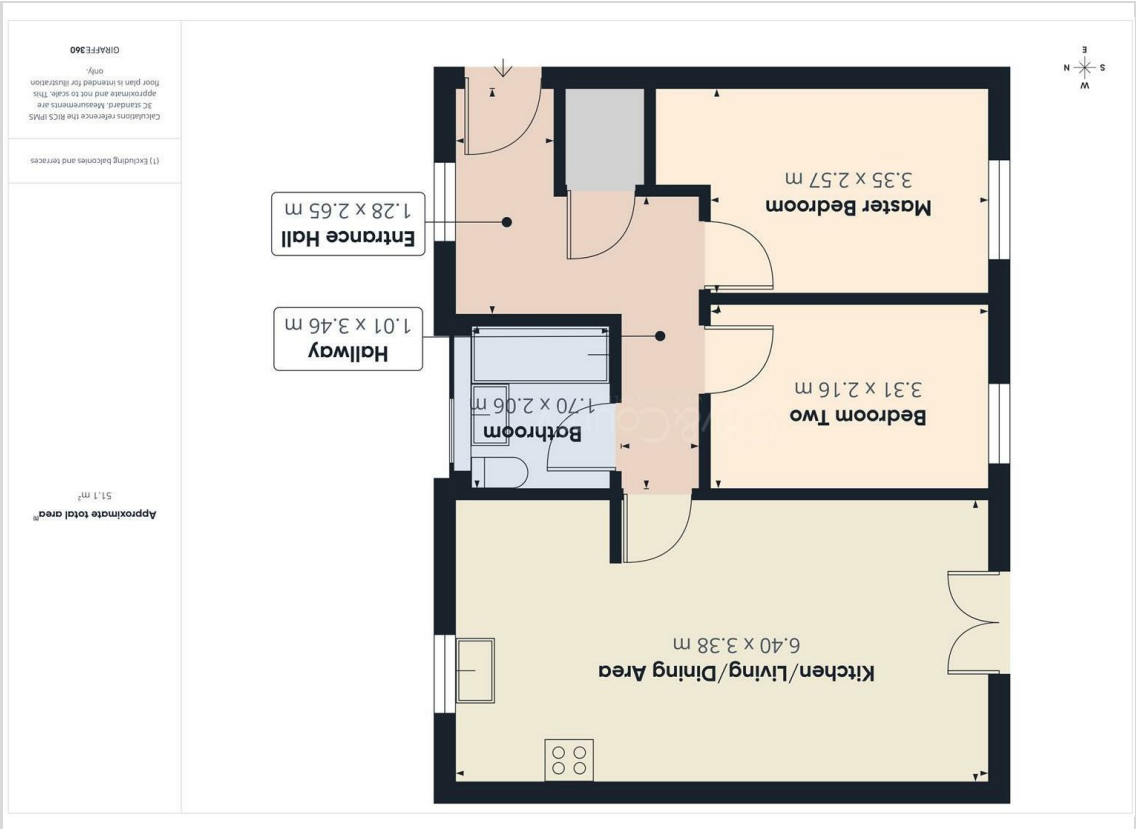




Clayburn Road
Hampton Centre, Peterborough, PE7 8GL
£140,000 - Leasehold , Tax Band - A

2 1 1 B

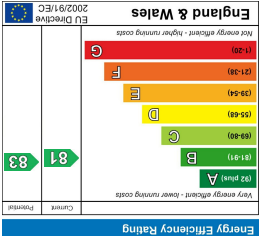
Floor Plan



Area Map



Energy Efficiency Graph



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, 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

Clayburn Road

Hampton Centre, Peterborough, PE7 8GL

Offered with no forward chain, this newly refurbished two bedroom second floor apartment presents a fantastic first time buy or investment opportunity. Benefitting from a bright and spacious open plan kitchen dining living room with integrated appliances and Juliette balcony, communal parking and local amenities within walking distance, the property is ready to move straight into.

This well presented and newly refurbished second floor apartment offers modern accommodation throughout and is ideally suited to first time buyers or investors alike. The property is accessed via an entrance hall which benefits from a large storage cupboard, providing useful additional space. There are two well proportioned bedrooms along with a contemporary three piece bathroom suite. The heart of the home is the impressive open plan kitchen dining living room, offering a bright and airy space ideal for both relaxing and entertaining. The modern kitchen area is fitted with a range of integrated appliances and ample storage units, while the living area enjoys access to a Juliette balcony allowing plenty of natural light into the room. Outside, the property further benefits from communal parking and is conveniently positioned within walking distance of local amenities, shops and transport links.

Entrance Hall
1.28 x 2.65 (4'2" x 8'8")

Hallway
1.01 x 3.46 (3'3" x 11'4")

Kitchen/Living/Dining Area
6.40 x 3.38 (20'11" x 11'1")

Master Bedroom
3.35 x 2.57 (10'11" x 8'5")

Bedroom Two
3.31 x 2.16 (10'10" x 7'1")

Bathroom
1.70 x 2.06 (5'6" x 6'9")

EPC - B
81/83

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 - 106 years
Ground rent £305 per annum
Service charge £1571 per annum

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): No
Listed building: No



Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains
Internet connection: Adsl
Internet Speed: up to 1000Mbps
Mobile Coverage: 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.