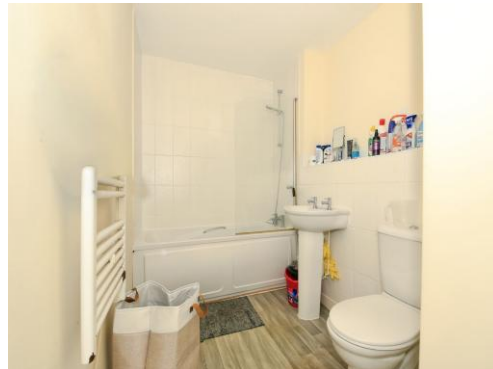




**Connells**

Hargate Way  
Hampton Hargate Peterborough



## Property Description

**ATTENTION INVESTORS** - Located in the popular and well-connected area of Hampton Hargate, this well-presented one-bedroom first-floor Apartment offers modern, low-maintenance living ideal for first-time buyers, investors, or anyone seeking a comfortable home close to excellent local amenities.

The property welcomes you with an entrance hall leading into a bright and spacious open-plan lounge/kitchen/diner, creating a sociable and versatile living space perfect for relaxing or entertaining. The kitchen area is well laid out and offers ample storage options. The home also benefits from a well-appointed bathroom and a generously sized double bedroom, providing both comfort and functionality.

Outside, the property enjoys allocated parking, adding convenience for everyday living. Situated within easy reach of local shops, bus routes, and highly regarded schools, this flat is superbly positioned for those looking to enjoy the best of Hampton Hargate's community-focused environment.

With its practical layout and sought-after location, this property represents an excellent opportunity. Viewings are highly recommended to appreciate the value and lifestyle on offer.

## Entrance Hall

Door to corner, electric heater and two storage cupboards.

## Kitchen/Lounge/Diner

Two windows to the rear, electric heater, high and low level storage with worktops over, tiled splashbacks, electric oven, hob and hood and integrated washing machine.

## Bedroom One

Window to front and electric heater.

## Bathroom

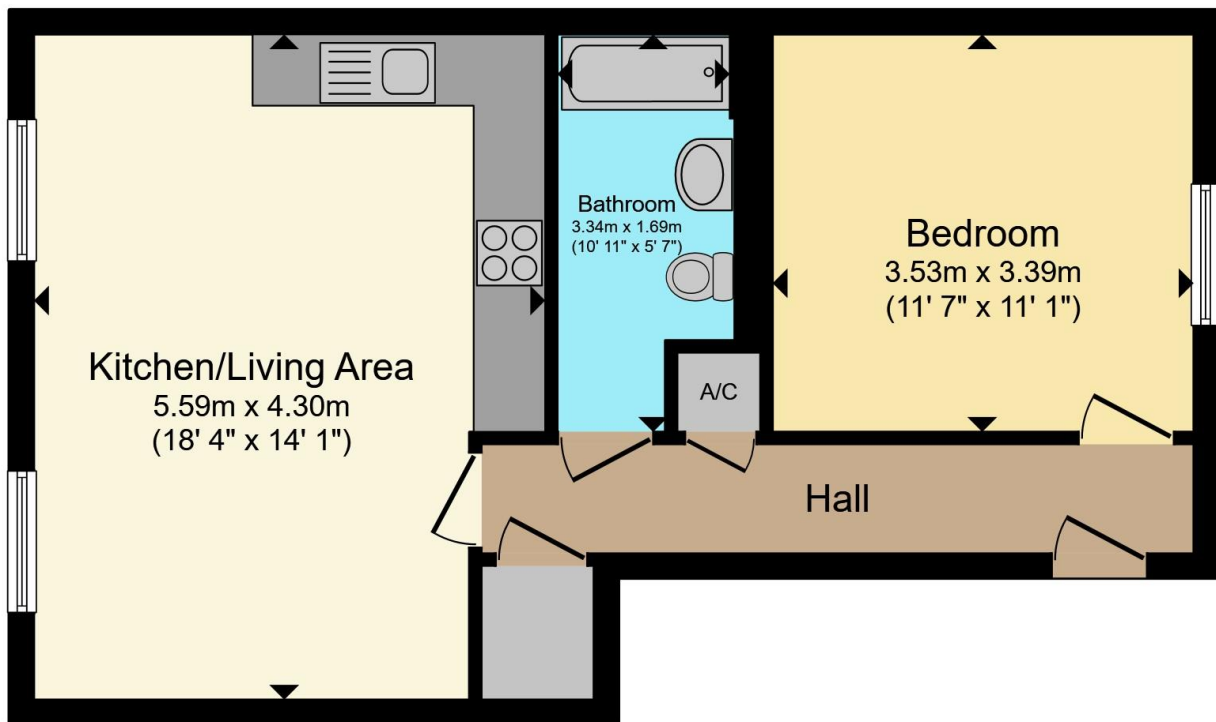
Panelled bath with shower over, low level WC, pedestal wash hand basin, tiled splashbacks, heated towel rail, laminate flooring and extractor.

## Outside

Allocated parking.

## Allocated Parking





Total floor area 48.2 m<sup>2</sup> (518 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](http://www.propertybox.io)



To view this property please contact Connells on

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14 Cowgate  
PETERBOROUGH PE1 1NA

EPC Rating: B

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: PBO312669 - 0010