



## Hammonds Drive Hammonds Drive, Peterborough, PE1 5AA

**Asking price £134,000**

CityRise are thrilled to present this investment opportunity in Peterborough. This modern and stylish 2-bedroom, 1 bathroom apartment is tailor-made for first time investors and for those who are looking to expand their investment portfolio. Located in a sought-after area with access to essential amenities, this property offers convenience and comfort to potential tenants.

Boasting a sleek design and efficient layout, this apartment is primed for excellent rental income potential. The open-plan living area provides a welcoming space for tenants, while the well-appointed bedrooms offer privacy and relaxation. Investors will appreciate the low maintenance cost of this property, ensuring a high return on investment.

In addition to its attractive features, this apartment benefits from being situated in a growing rental market in Peterborough, making it a lucrative investment opportunity. Don't miss your chance to acquire this exclusive property designed for investors seeking long-term financial gains.

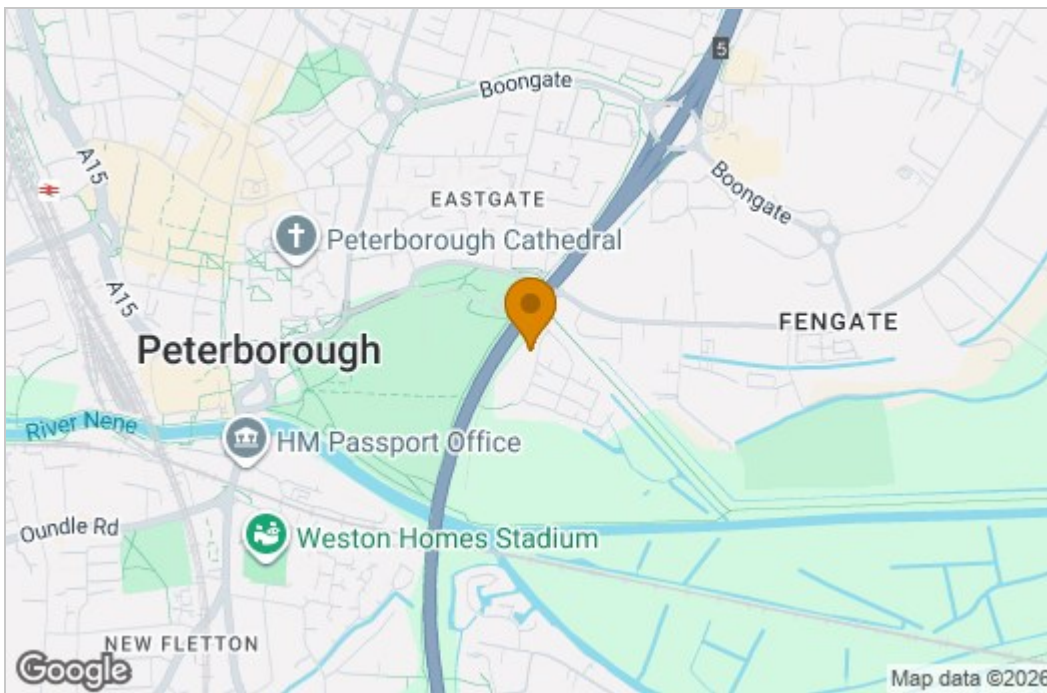
Please get in touch with us if you wish to discuss this property investment or other buy to let opportunities.

Council Tax Band - B



## Floor Plan

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i>                    |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| <i>Not energy efficient - higher running costs</i>                    |  |                         |           |
| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                        |  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |  |                         |           |
| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |           |

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