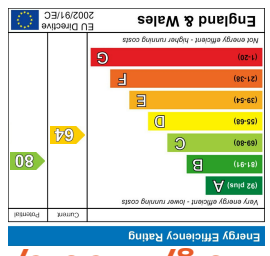
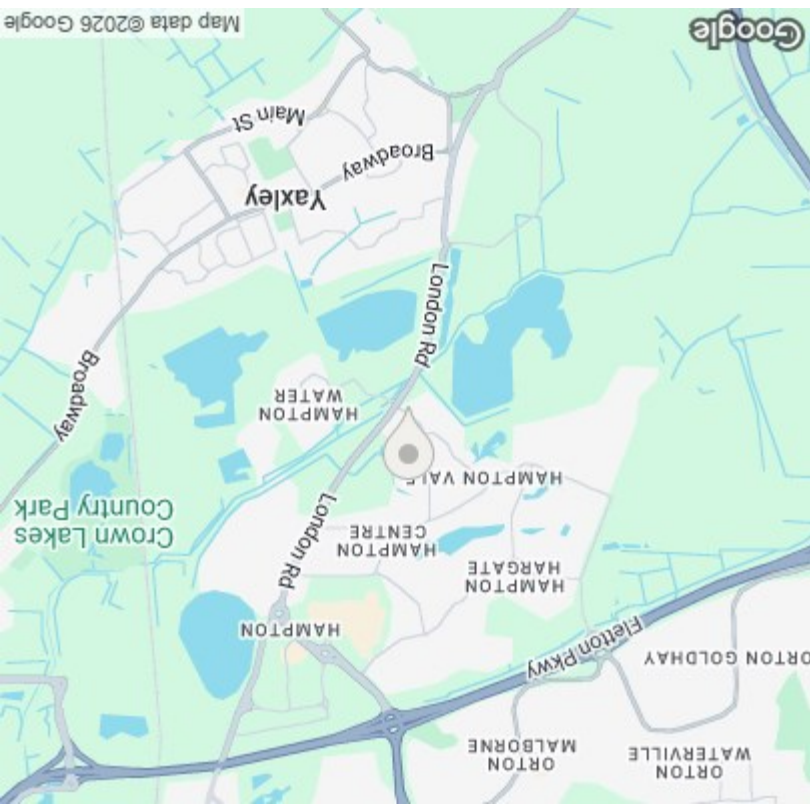


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.

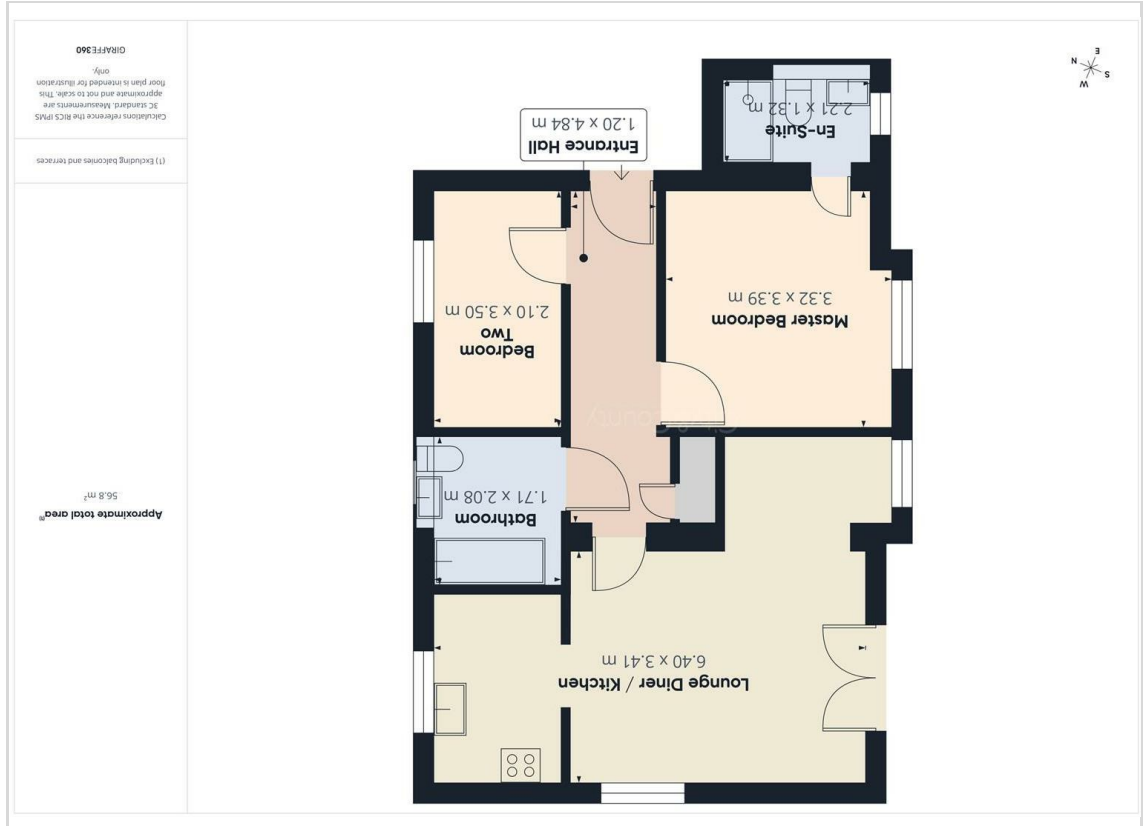
Viewing
 Please contact our City & County Estate Agents - Peterborough
 Office on 01733 563965 if you wish to arrange a viewing
 appointment for this property or require further information.



Energy Efficiency Graph



Area Map



Floor Plan



Magistrates Road
 Hampton Vale, Peterborough, PE7 8EQ

Guide Price £140,000 - Leasehold , Tax Band - B

2 Bedrooms, 2 Bathrooms, 1 Living Area, D

Magistrates Road

Hampton Vale, Peterborough, PE7 8EQ

Guide Price £140,000 - £145,000

A beautifully refurbished two-bedroom ground floor apartment on Magistrates Road, offering stylish open-plan living, modern finishes throughout and its own private access. Ideally located close to local amenities and excellent transport links, this well-presented home also benefits from an en-suite, allocated parking and a secure entry system, making it perfect for first-time buyers, downsizers or investors.

This beautifully refurbished ground floor apartment on Magistrates Road offers stylish, modern living in a highly convenient location close to a wide range of local amenities and excellent transport links. Upon entering the property via the secure communal entrance, accessed through an intercom system, you are welcomed into a central hallway that provides a natural flow throughout the home. From here, you are led into the impressive open-plan kitchen and living area, a bright and inviting space enhanced by attractive wood panelling, creating a contemporary yet warm atmosphere ideal for both relaxing and entertaining; the layout allows for clearly defined cooking, dining and seating areas, while French doors provide direct access to enclosed garden, perfect for enjoying a morning coffee or some fresh air. The property features two well-proportioned bedrooms, both tastefully presented and benefiting from the same stylish wood panelling, with the principal bedroom further enhanced by a refitted and stylish en suite shower room, complete with a large walk-in shower for a luxurious feel. A modern main bathroom is also accessed from the hallway, finished to a high standard and serving the second bedroom and guests alike. Additional benefits include allocated off-street parking, adding to the convenience of this superb home. Overall, this apartment combines thoughtful refurbishment, contemporary finishes and a practical layout, making it an ideal purchase for first-time buyers, downsizers or investors seeking a well-located property in the popular area of Hampton Vale.

Entrance Hall
1.20 x 4.84 (3'11" x 15'10")

Lounge Diner/Kitchen
6.40 x 3.41 (20'11" x 11'2")

Master Bedroom
3.32 x 3.39 (10'10" x 11'1")

En-Suite To Master Bedroom
2.21 x 1.32 (7'3" x 4'3")

Bedroom Two
2.10 x 3.50 (6'10" x 11'5")

Bathroom
1.71 x 2.08 (5'7" x 6'9")

EPC - D
64/80

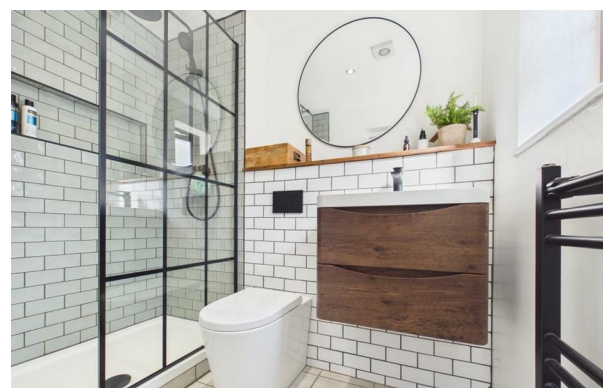
Tenure - Leasehold

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 - 84 years
Ground rent £325 per annum
Service charge £2184 per annum

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Wide Doorways



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: 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: Communal Car Park Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains
Internet connection: FttP
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - 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.

