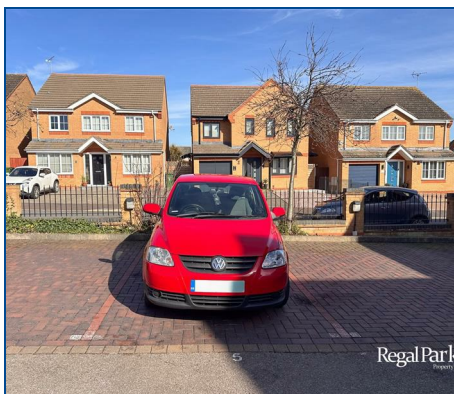


Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

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



Warren Court, Hampton Hargate, Peterborough, PE7 8HA
Price £130,000
Leasehold

FIRST FLOOR FLAT* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1
NO CHAIN

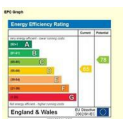
Regal Park are pleased to offer this well presented 2 Bedroom First Floor Flat in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms and a Bathroom.

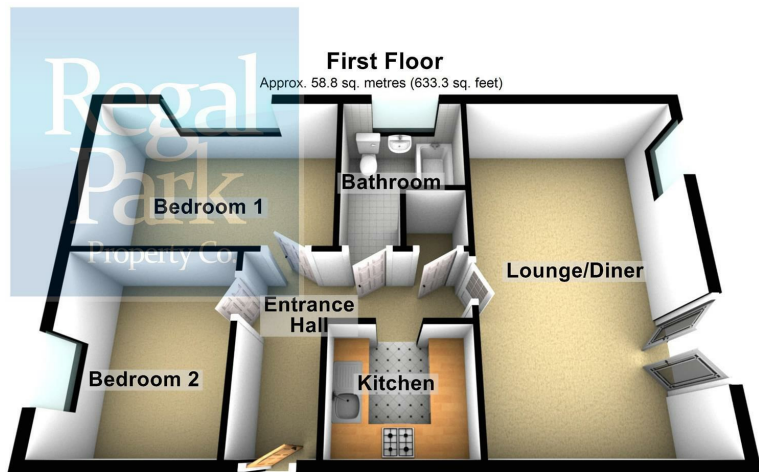
There is an allocated parking space.

Viewings Highly Recommended.

No Chain.

EPC: D





Total area: approx. 58.8 sq. metres (633.3 sq. feet)

Entrance Hall

Electric radiator, carpet, intercom entry phone, storage cupboard housing hot water cylinder, door to:

Lounge/Diner

19'5" x 12'0" (5.92m x 3.66m)

UPVC double glazed window, electric radiator, carpet, telephone point, TV point, uPVC double glazed patio double doors to juliet balcony.

Kitchen

6'4" x 6'9" (1.93m x 2.06m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated under counter fridge/freezer and washing machine, fitted electric oven, built-in four ring electric hob with pull out extractor hood over.

Bedroom 1

8'11" x 13'2" (2.72m x 4.01m)

UPVC double glazed window, electric radiator, fitted carpet.

Bedroom 2

10'3" x 8'8" (3.12m x 2.65m)

UPVC double glazed window, electric radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and WC, tiled surround, uPVC obscure double glazed window, vinyl flooring.

Outside

There is an allocated parking space.

Leasehold Information

The vendor has advised the following;
 Lease expires 31 Dec 2152 - 126 years left.
 Current Ground Rent = £150 per annum.
 Current Management Charge = £1,175 per annum, payable monthly: £97.92.