



**Connells**

Hammonds Drive  
PETERBOROUGH



## Property Description

Connells are happy to present this well-appointed one bedroom third floor apartment. It offers spacious and comfortable living, perfect for professionals or couples. Located in Fengate, it offers easy access to local amenities, transport links, a short walk to Peterborough City Centre, Train Station and green spaces.

Upon entering the flat, you are met with the entrance hall leading through to the open plan lounge, kitchen and dining area. The kitchen is well equipped with ample storage and integrated appliances. The living area offers generous space for entertaining or relaxing with plenty of natural light.

The property features a master bedroom and a separate bathroom.

Outside, the flat comes with allocated parking ensuring a designated spot for your vehicle and a wrap around balcony.

This flat is perfect for those looking for a low maintenance property with the essential amenities.

## Entrance Hall

Carpet, radiator, wall mounted boiler, two storage cupboards and door to front.

## Lounge/Kitchen/Diner

16' 4" max x 18' 11" max ( 4.98m max x 5.77m max )

Windows to front and side, two radiator, carpet, door to side, sink/drain, high and low level storage with worktops, integrated dishwasher, fridge/freezer and dishwasher, vinyl flooring, spotlights, oven with gas hob and good.

## Bedroom One

14' 9" max x 8' 10" max ( 4.50m max x 2.69m max )

Window to front, radiator, carpet and fitted wardrobe.

## Bathroom

Bath with shower over and glass screen, was hand basin, WC, tiled flooring, radiator, extractor fan and spotlights.

## Outside

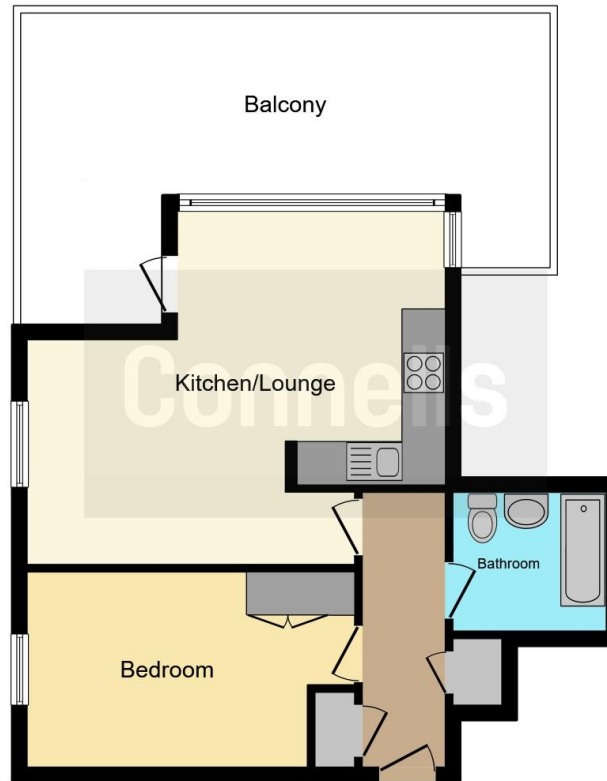
## Communal Garden

## Allocated Parking Space









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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14 Cowgate  
PETERBOROUGH PE1 1NA

EPC Rating: C  
Council Tax  
Band: A

Service Charge:  
2000.00

Ground Rent:  
200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO312164](http://connells.co.uk/Property/PBO312164)**

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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