



## Clayburn Road

### Hampton Centre, Peterborough, PE7 8GL

Offered with no forward chain, this newly refurbished two bedroom second floor apartment presents a fantastic first time buy or investment opportunity. Benefitting from a bright and spacious open plan kitchen dining living room with integrated appliances and Juliette balcony, communal parking and local amenities within walking distance, the property is ready to move straight into.

This well presented and newly refurbished second floor apartment offers modern accommodation throughout and is ideally suited to first time buyers or investors alike. The property is accessed via an entrance hall which benefits from a large storage cupboard, providing useful additional space. There are two well proportioned bedrooms along with a contemporary three piece bathroom suite. The heart of the home is the impressive open plan kitchen dining living room, offering a bright and airy space ideal for both relaxing and entertaining. The modern kitchen area is fitted with a range of integrated appliances and ample storage units, while the living area enjoys access to a Juliette balcony allowing plenty of natural light into the room. Outside, the property further benefits from communal parking and is conveniently positioned within walking distance of local amenities, shops and transport links.

**Entrance Hall**  
1.28 x 2.65 (4'2" x 8'8")

**Hallway**  
1.01 x 3.46 (3'3" x 11'4")

**Kitchen/Living/Dining Area**  
6.40 x 3.38 (20'11" x 11'1")

**Master Bedroom**  
3.35 x 2.57 (10'11" x 8'5")

**Bedroom Two**  
3.31 x 2.16 (10'10" x 7'1")

**Bathroom**  
1.70 x 2.06 (5'6" x 6'9")

**EPC - B**  
81/83

#### 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 - 106 years  
Ground rent £305 per annum  
Service charge £1571 per annum

#### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: None  
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 (answer yes if there are restrictions, eg does not allow pets): 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: Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Electric Mains  
Internet connection: Adsl  
Internet Speed: up to 1000Mbps  
Mobile Coverage: Three - Great, Vodafone - 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.