

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.

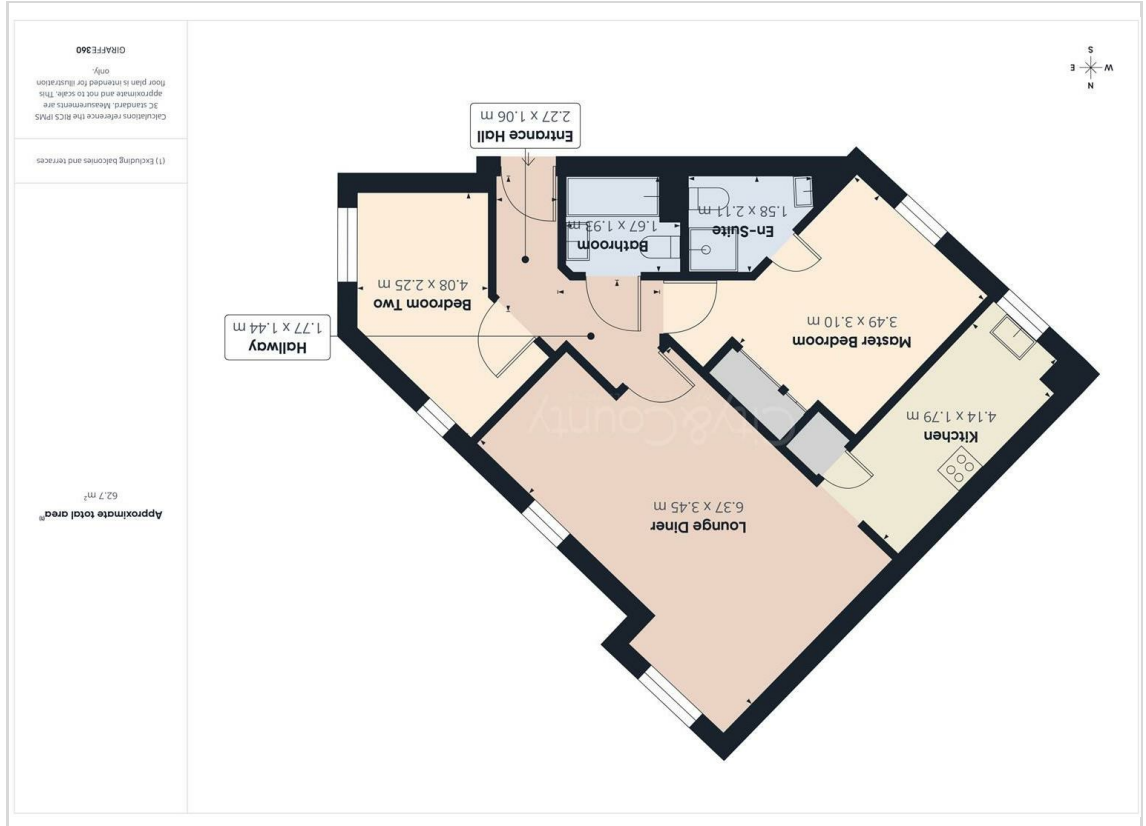
Energy Efficiency Rating	
Current Rating	Very Energy Efficient - lower running costs
A	(85-95)
B	(69-84)
C	(54-68)
D	(39-53)
E	(24-38)
F	(9-23)
G	(1-8)

EU Directive 2002/91/EC
 For energy ratings - higher running costs

Energy Efficiency Graph



Area Map




Floor Plan



Brickstead Road
 Hampton Centre, Peterborough, PE7 8GN

Guide Price £130,000 - Leasehold , Tax Band - B

 2
  2
  1
  C

Brickstead Road

Hampton Centre, Peterborough,
PE7 8GN

*** Guide Price £130,000 - £140,000 ***

Situated in the desirable area of Hampton Vale, this modern and well-presented ground floor apartment on Brickstead Road offers spacious and versatile living throughout. Featuring a bright lounge diner, separate kitchen, two bedrooms, and a recently upgraded en-suite, the property has also benefited from key improvements including a new Vaillant gas combi boiler and a lease extension back to 125 years. With the added advantage of private allocated parking to the rear, this home is perfectly suited to first-time buyers, downsizers, or investors.

Set within the sought-after area of Hampton Vale on Brickstead Road, this modern and spacious ground floor apartment offers a well-designed layout ideal for comfortable living. The property is accessed via a welcoming entrance hallway, which provides a central point to the home and offers convenient access to all principal rooms, along with useful storage. Moving through, the impressive lounge diner forms the heart of the apartment, a bright and versatile space enhanced by multiple windows that allow natural light to flood in, creating an inviting area for both relaxing and entertaining. Adjacent to this, the separate kitchen is thoughtfully arranged with ample worktop and cupboard space, making it practical for everyday use. The accommodation continues with two well-proportioned bedrooms, including a generous master bedroom that benefits from a recently upgraded en-suite shower room, finished to a high standard, while the second bedroom offers flexibility as a guest room, home office, or additional sleeping space. A contemporary main bathroom serves the rest of the apartment and is conveniently positioned off the hallway. Further enhancing the appeal, the property has seen several recent improvements, including the installation of a new Vaillant gas combi boiler and the significant advantage of the lease having just been extended back to 125 years by the current vendor, providing long-term peace of mind. Externally, the apartment also benefits from private allocated parking to the rear, adding to the convenience of this well-presented home, which represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Entrance Hall

2.27 x 1.06 (7'5" x 3'5")

Hallway

1.77 x 1.44 (5'9" x 4'8")

Lounge Diner

5.37 x 3.45 (17'7" x 11'3")

Kitchen

4.14 x 1.79 (13'6" x 5'10")

Master Bedroom

3.49 x 3.10 (11'5" x 10'2")

En-Suite To Master Bedroom

1.58 x 2.11 (5'2" x 6'11")

Bedroom Two

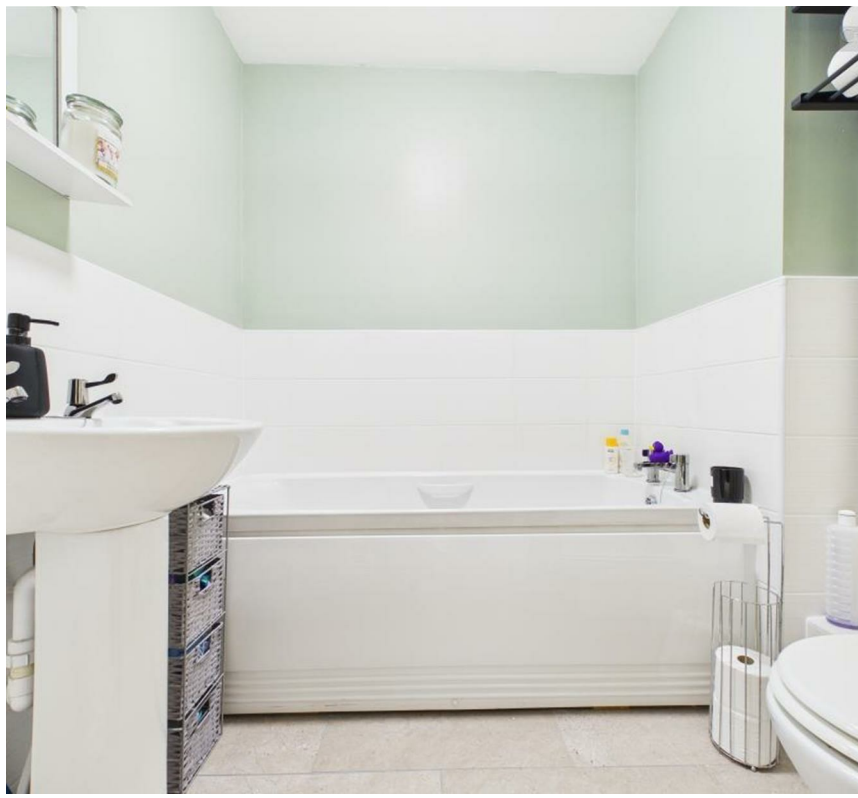
4.08 x 2.55 (13'4" x 8'4")

Bathroom

1.67 x 1.93 (5'5" x 6'3")

EPC - C

79/79



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 - TBC

Ground rent £TBC

Service charge £TBC

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

DRAFT DETAILS AWAITING VENDOR APPROVAL