



Hedda Drive, Hampton Hargate Peterborough PE7 8GY

welcome to

Hedda Drive, Hampton Hargate Peterborough

*****SOLD WITH NO CHAIN***** Dreaming of an easier life? We may have the perfect solution within this friendly managed retirement development built by McCarthy and Stone and designed for independent living for people aged 60 or over. Royce House is conveniently located a short walk from the Serpentine Green shopping centre and GP practice. For those who do not wish to drive, there are good public transport links to Peterborough City Centre. It features stunning landscaped communal gardens with seating areas, a large residents' lounge (with regular social activities), communal laundry room and a guest suite for visiting friends and family. There is a passenger lift to all floors. Outside, there is parking for residents and visitors. The Development Manager is available during their working hours to look after the running of the development. There is no need to worry about additional maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the Residents' Lounge and other communal areas are also covered by the service charge.





Entrance Hall

7' 5" x 3' 7" (2.26m x 1.09m)

Lounge/Diner

18' 2" MAX x 11' MAX (5.54m MAX x 3.35m MAX)

Bedroom

15' 7" x 8' 8" (4.75m x 2.64m)

Kitchen

8' 9" x 5' 7" (2.67m x 1.70m)

Bathroom

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

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- Sold with no chain
- On site Development Manager
- First floor apartment
- Walking distance to Serpentine Green
- On site Development Manager
- Lift access to all floors
- Residents' lounge
- 24-hour emergency call system

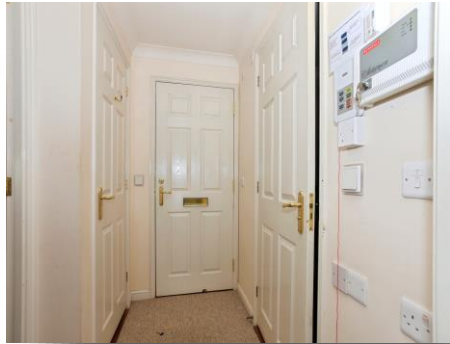
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 3468.00

Ground Rent: 395.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104564



Property Ref:
FLE104564 - 0012

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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