

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



**Silver Hill, Hampton Centre, Peterborough, PE7 8FF**  
**Price £140,000**  
**Leasehold**

\*GROUND FLOOR FLAT\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\*  
\*CLOSE TO BUS STOP\* \*NO CHAIN\*

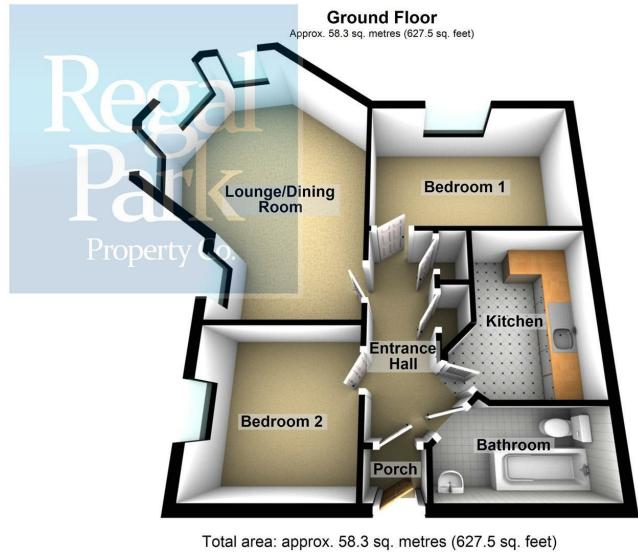
Regal Park are pleased to offer this well presented 2 Bedroom Ground Floor Flat in the popular location of Hampton Centre. The property is situated close to local amenities, bus stop and is within easy access to A1. The property comprises; Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms and a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

There is a Single Garage in a block with access via Lakeview Way.

Viewings Highly Recommended.  
No Chain.

EPC: D





## Porch

Matwell, door to:

## Entrance Hall

Electric radiator, storage cupboard, storage cupboard housing hot water cylinder, carpet.

## Lounge/Dining Room

18'5" x 12'4" max (5.61m x 3.76m max)

Four UPVC double glazed windows, two electric heaters, telephone point, TV point, fitted carpet.

## Kitchen

9'5" x 7'0" (2.87m x 2.13m )

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, space for fridge/freezer, plumbing for washing machine and dishwasher, electric heater, tiled flooring.

## Bedroom 1

8'9" x 13'0" (2.67m x 3.96m)

UPVC double glazed window, electric heater, fitted carpet, telephone point, TV point.

## Bedroom 2

8'9" x 8'10" (2.67m x 2.69m )

UPVC double glazed window, electric heater, fitted carpet.

## Bathroom

Fitted with a three piece suite comprising, bath with shower over, wash hand basin and close coupled WC, laminate flooring.

## Outside

There is a communal garden area with gated rear access. There is a Single Garage in a block at the rear with access via Lakeview Way.

## Leasehold Information

Information provided by the vendor as follows;

Lease is 150 year term from 2005. 130 years remaining.

Ground Rent is approx £168.70 per annum

Service Charge is approx £1,794.36 per annum.

## Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650. Your home may be repossessed if you do not keep up repayments on your mortgage.