



St. Edmunds Walk, Hampton Centre Peterborough
Offers in Excess of £125,000 Leasehold

**Sharman
Quinney**

Key Features



150 Years remaining as of 01 Apr 2005

£259.38 Ground Rent p/a

Review due: Ask Agent

£1703.72 Service Charge p/a

Review due: Ask Agent

- Ground Floor Flat
- 2 Bedrooms
- Lounge/Dining Room
- Off Road Parking
- Garage

The flat benefits ownership of a garage and private parking space, the charming Serpentine lake and footpaths are right on the doorstep, and the amenities of Serpentine Green shopping centre is just a short walk away. A must view for first time buyers looking for a home.

This accommodation comprises of the following:



Porch with plenty of space for storing shoes and coats.

Hallway leading to a storage cupboard with a hot water cylinder and shelving.

Lounge/Diner - well sized and with a bright bay window letting in lots of natural light. Recently upgraded radiator keeps the large space nice and warm all year round.

Kitchen, refreshed recently featuring a new induction hob and built in washing machine. There is also a built in double oven and extraction unit, as well as space for a fridge freezer and dishwasher.

Family bathroom with shower over bath.

Bedroom one, a large double bedroom with ample space for storage.

Bedroom two, well proportioned and ideal for guests or children, or for use as a home office.

The property also includes ownership of a single garage and driveway accessed via a communal garden that is shared amongst the building.

Aside from the driveway, there is also lots of street parking available on Lakeview Way, perfect for visitors.





Ground Floor

Total floor area 54.8 m² (590 sq.ft.) approx

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.propertybox.io

**Sharman
Quinney**

The property benefits from UPVC double glazing throughout.

Entrance Hall

Lounge/Dining Room
4.57m x 3.38m ex bay (15'0" x 11'01" ex bay)

Kitchen
2.67m x 2.64m (8'09" x 8'08")

Bedroom 1
3.45m x 2.69m (11'04" x 8'10")

Bedroom 2
2.90m x 2.34m (9'06" x 7'08")

Bathroom

Outside there is a communal garden at the rear, shared drive access leads to the main drive and single garage enbloc 5.23m x 2.59m (17'02" x 8'06")

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 346111

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

 50 Hargate Way, Hampton Hargate,
Peterborough, Cambridgeshire, PE7 8DS

 hampton@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :HAM203899 - 0006

