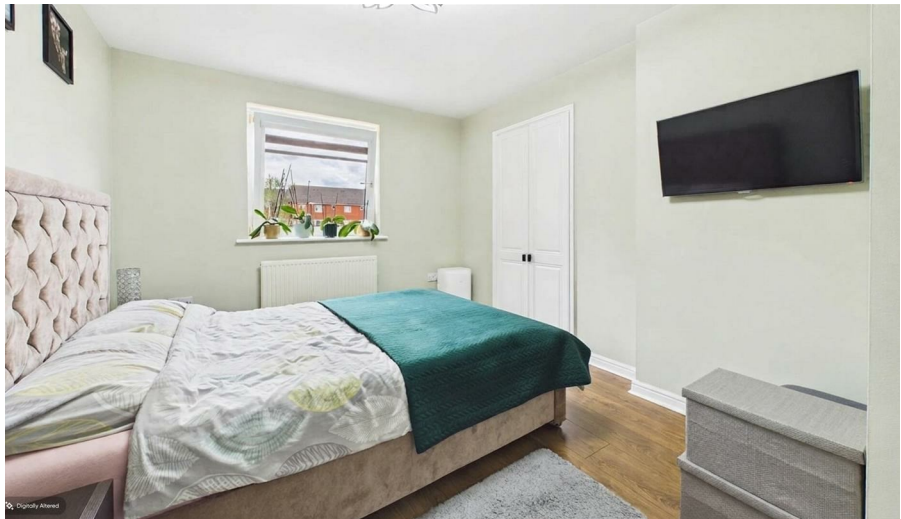
Rosedale

3 DELVES WAY, PETERBOROUGH, PE7 8GJ

£110,000 PRICE GUIDE

" WITH SHARED STORAGE SPACE AND ALLOCATED PARKING SPACE "

- SPACIOUS ONE-BEDROOM APARTMENT
- MODERN BATHROOM WITH SHOWER OVER
- OPEN PLAN KITCHEN/LIVING
- LOCATED IN HAMPTON
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO TRANSPORT LINKS
- IDEAL FOR FIRST-TIME BUYERS
- PERFECT FOR PROFESSIONALS
- STORAGE UNIT SHARABLE WITH JUST ONE OTHER FLAT
- VIEWING HIGHLY RECOMMENDED



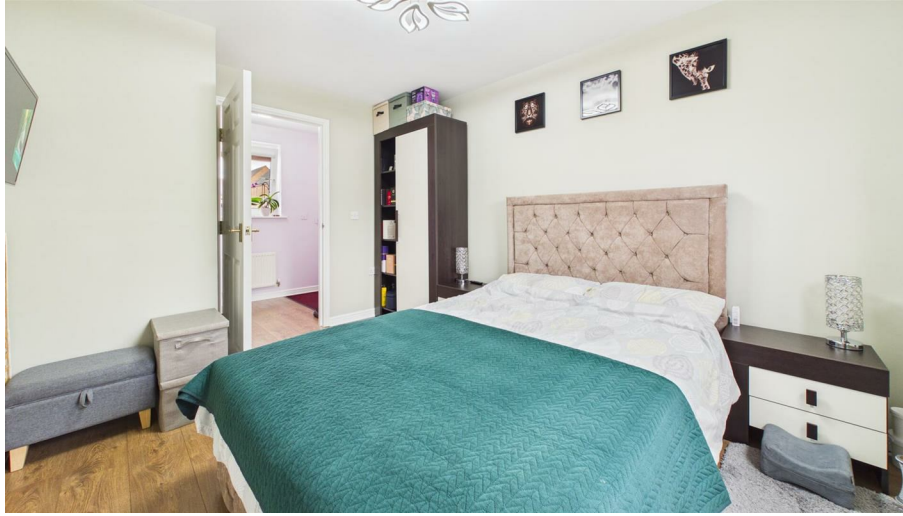
PROPERTY HIGHLIGHTS

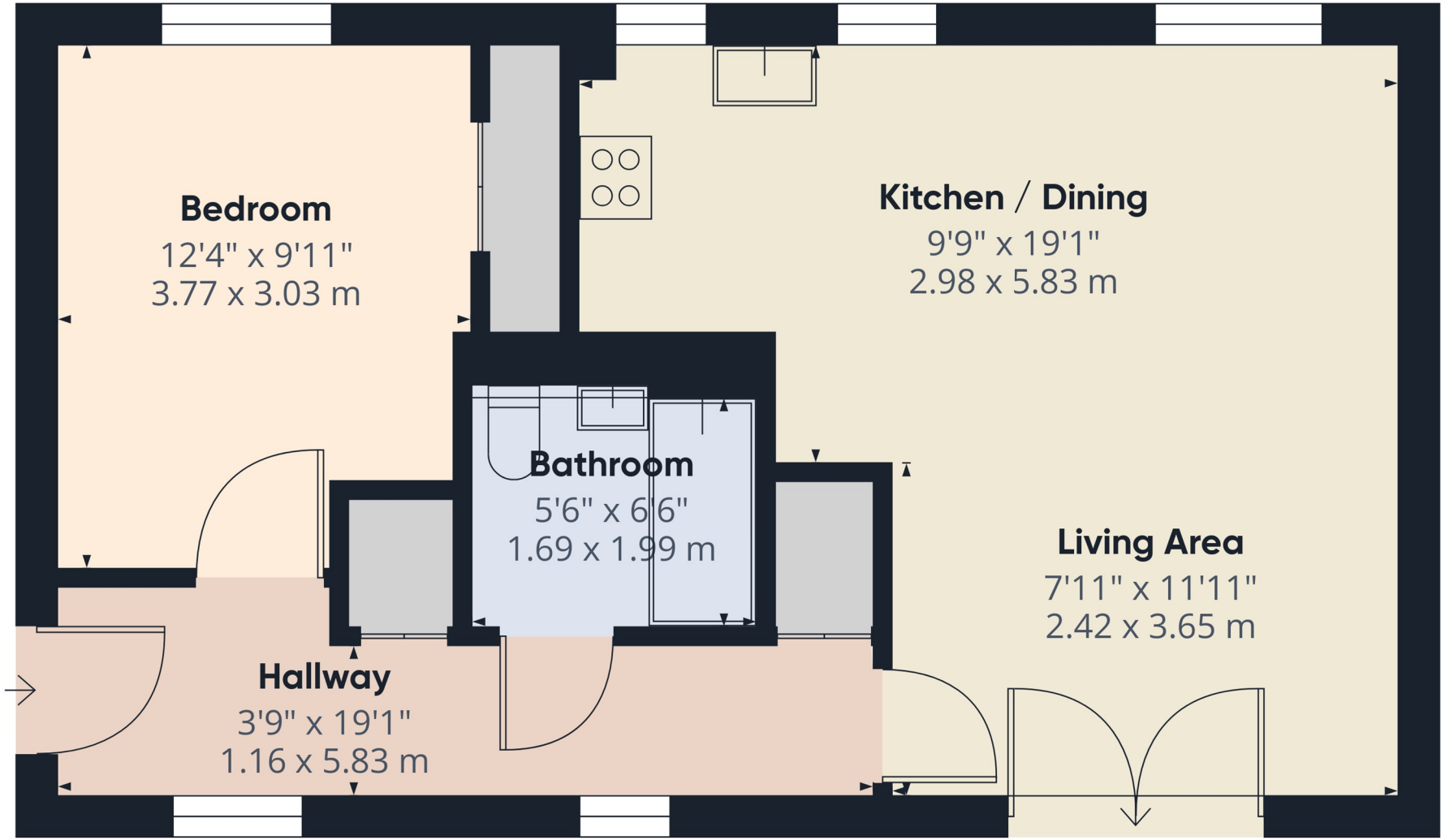
Located in the charming area of Delves Way, Hampton, this delightful apartment offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy living space. The apartment features an open plan kitchen/living space, providing a warm atmosphere for relaxation or entertaining guests.

The property also benefits from parking for one vehicle, a valuable asset in this bustling area. There is also a storage area sharable just with one other apartment, perfect for your bikes, suitcases and more!

Situated in a desirable location, residents will enjoy easy access to local amenities, including shops, parks, and public transport links, enhancing the overall appeal of this home. Whether you are a first-time buyer or looking to downsize, this apartment presents an excellent opportunity to own a piece of Peterborough.

1 Bedrooms 1 Bathroom 1 Reception





Approximate total area(1)

542 ft²

50.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

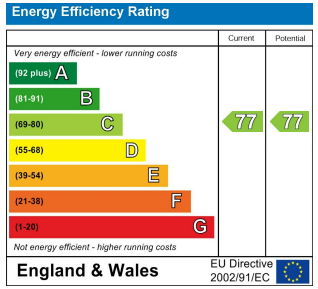
S W N E

SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link - 20659857

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

Rosedale

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