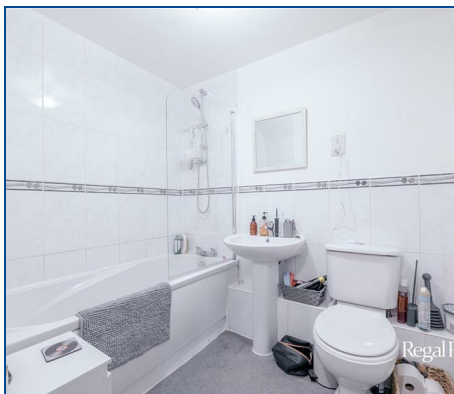


Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

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



Hargate Way, Hampton Hargate, Peterborough, PE7 8FQ Offers in excess of £100,000 Leasehold

FIRST FLOOR FLAT* *IDEAL FIRST TIME OR INVESTMENT PURCHASE

CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *NO CHAIN

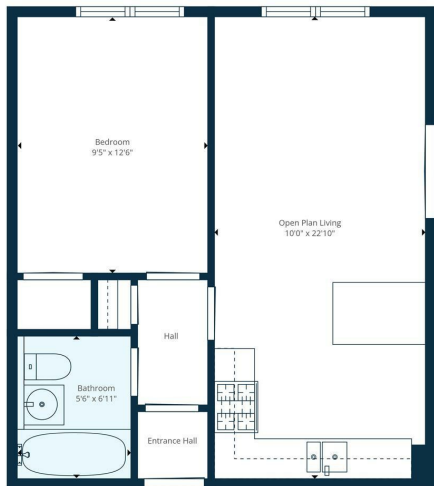
Regal Park are pleased to offer this well presented 1 Bedroom First Floor Flat in the popular location of Hampton Hargate. The property was built in 2006 by Bloor Homes and is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Hallway, Open Plan Living Area, Bedroom and Bathroom.

There is a parking space to the rear of the building, access via Sprigs Road. Viewings Highly Recommended.

No Chain.

EPC: B





These Floor Plans Are Provided For Illustrative And Marketing Purposes Only.

Entrance Hall

Hallway

Open Plan Living Area

10'0" x 22'10" (3.05m x 6.96m)

Bedroom

9'5" x 12'6" (2.87m x 3.81m)

Bathroom

Leasehold Information

The vendor has advised the following;

Lease - 125 years from 2006 - 105 years remaining

Ground Rent: £134.26 per annum

Service Charge: £152 per month

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.