



Magistrates Road, Hampton Vale Peterborough
Offers in Region of £145,000 Leasehold

**Sharman
Quinney**

Key Features

 2  2  D  B



99 Years remaining as of 25 Mar 2011

£350.00 Ground Rent

Review due: No review due during term of lease

£182.00 Service Charge

Review due: No review due during term of lease

- Ground Floor
- Two Bedrooms
- L Shaped Lounge/Dining Room
- En-Suite to Bedroom 1
- Private Garden
- Off Road Parking

This charming apartment combines modern living with a serene environment, having been upgraded by the present owner creating the perfect blend of comfort style and convenience.

The spacious and updated L shaped lounge/dining area is ideal for entertaining or unwinding in after a long day.



The contemporary kitchen comes with integrated appliances and plenty of preparation and storage space, making meal preparation a breeze.

As we walk through the apartment, bedroom 1 offers a relaxing retreat, providing a peaceful haven to unwind in whilst boasting a recently upgraded ensuite shower room.

Bedroom 2 is ideal for the children, friends that may visit or home office, depending on your needs, family bathroom. Outside the property comes with its own private rear garden the perfect place to enjoy relaxing with friends and family, there is also an allocated parking space for one vehicle.

Magistrates road is a family friendly neighbourhood within easy reach of local amenities including shops schools and the all-important transport links.

Entrance hall

L shaped Lounge/Dining room
5.08m into recess x 3.96m (16'08" into recess x 13'0")

Kitchen Area
2.79m x 2.08m (9'02" x 6'10")

Bedroom 1





3.38m x 3.30m (11'01" x 10'10")

Refitted Ensuite

Bedroom 2
3.51m x 2.08m (11'06" x 6'10")

Bathroom

Outside the property comes with its own private rear garden the perfect place to enjoy relaxing with friends and family, there is also an allocated parking space for one vehicle.

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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