

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

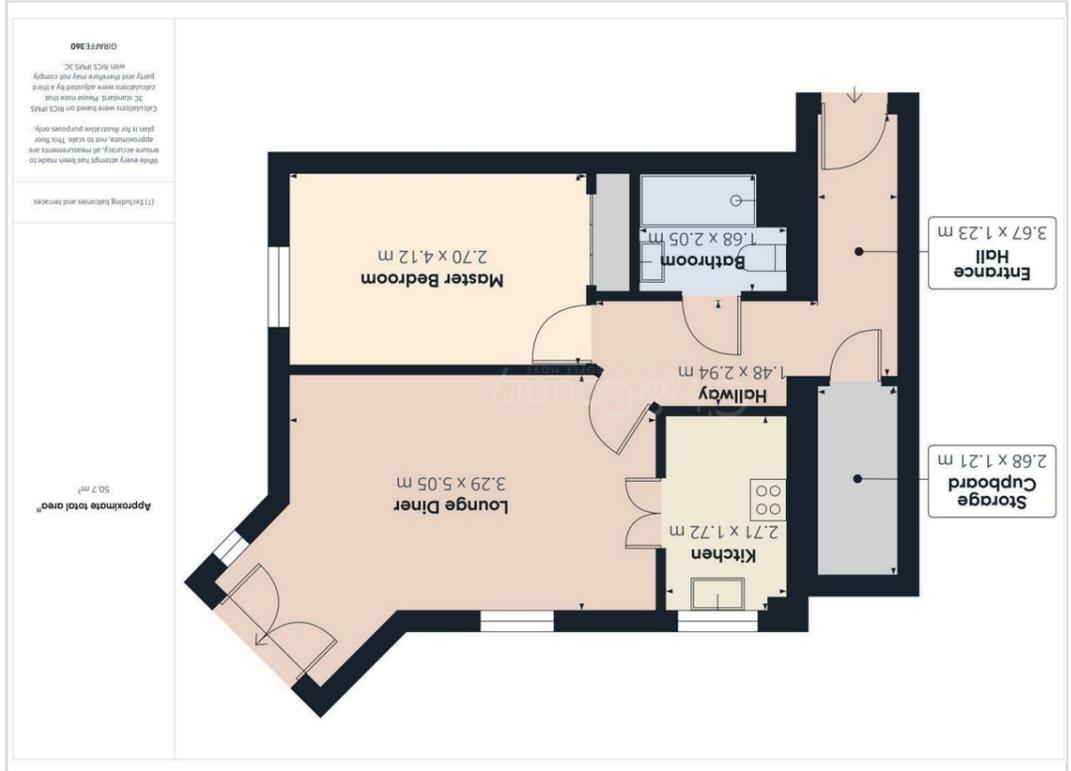
Energy Efficiency Rating	
Class	Band
Very energy efficient - lower running costs	A
Energy efficient	B
Decent	C
Needs improvement	D
Needs significant improvement	E
Very poor energy efficiency - higher running costs	F
Very poor energy efficiency - higher running costs	G

EU Directive 2002/91/EC

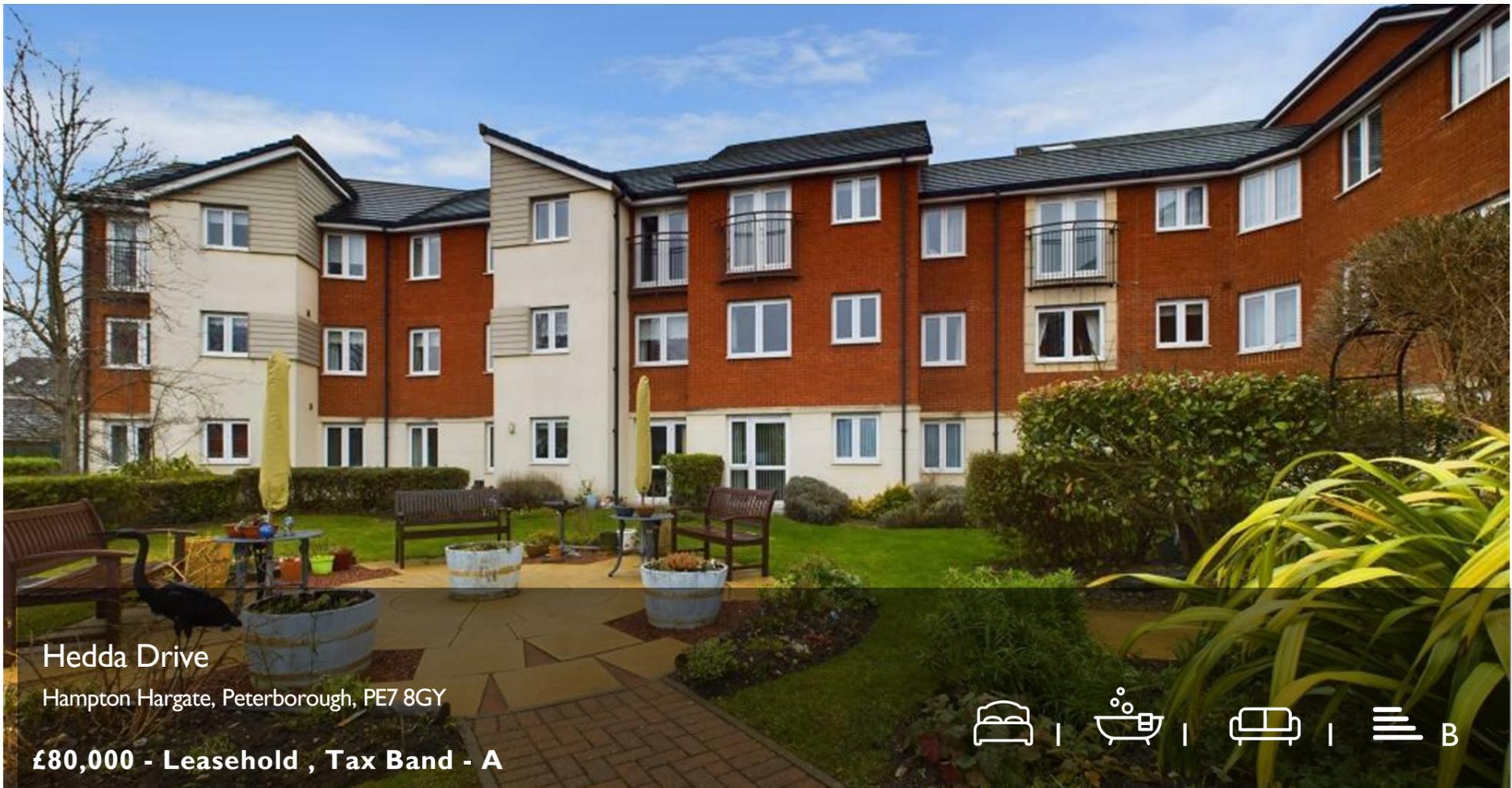
Energy Efficiency Graph



Area Map



Floor Plan



Hedda Drive
Hampton Hargate, Peterborough, PE7 8GY

£80,000 - Leasehold , Tax Band - A



Hedda Drive

Hampton Hargate, Peterborough, PE7 8GY

Welcome to this well presented second floor apartment, located on Hedda Drive in the desirable area of Hampton Hargate, Peterborough. This property is part of the popular Royce House over 60's apartment complex, offering a wonderful opportunity for those seeking a vibrant community atmosphere. This apartment is in good decorative order and comprises of an entrance hall, shower room, modern kitchen, lounge diner, a double bedroom, and storage room.

The apartment internally comprises of an entrance hall, shower room, modern kitchen, lounge diner, a double bedroom, and storage room. This arrangement is perfect for those who appreciate social interaction while still enjoying the privacy of their own home. The communal areas include a shared lounge area, kitchen, laundry, and refuse rooms. One of the standout features of this property is the allocated parking, providing convenience for residents and their visitors. Additionally, the location is particularly advantageous, as it is situated right next to the Serpentine Green Shopping Centre. This means that essential amenities, shops, and services are just a short stroll away, making daily life both easy and enjoyable. Importantly, this property is offered with no forward chain, allowing for a smooth and straightforward purchasing process. Whether you are looking to downsize or simply seeking a welcoming community, this cluster house presents an excellent opportunity to embrace a fulfilling lifestyle in a prime location. Don't miss your chance to make this delightful property your new home.

Entrance Hall

3.67 x 1.23 (12'0" x 4'0")

Storage Cupboard

2.68 x 1.21 (8'9" x 3'11")

Hallway

1.48 x 2.94 (4'10" x 9'7")

Lounge Diner

3.20 x 5.05 (10'5" x 16'6")

Kitchen

2.71 x 1.72 (8'10" x 5'7")

Master Bedroom

2.70 x 4.12 (8'10" x 13'6")

Bathroom

1.68 x 2.05 (5'6" x 6'8")

EPC - B

81/84

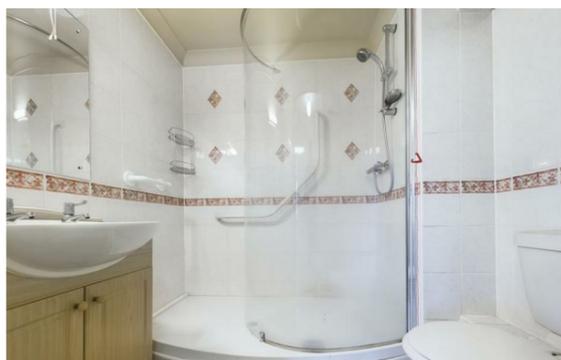
Tenure - Leashold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 101 years

Ground rent £394 per annum

Service charge £3400 per annum



IMPORTANT LEGAL INFORMATION

Construction: Standard
 Accessibility / Adaptations: Lateral Living, Level Access, Level Access Shower, Lift Access, Step Free Access, Wheelchair Accessible, Wide Doorways
 Building safety: No
 Known planning considerations: None
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Conservation area: No
 Lease restrictions: No
 Listed building: No
 Permitted development: No
 Holiday home rental: Not Known
 Restrictive covenant: No
 Business from property: Not Known
 Property subletting: No
 Tree preservation order: No
 Other: Not Known
 Right of way public: No
 Right of way private: No
 Registered easements: Not Known
 Shared driveway: No
 Third party loft access: No
 Third party drain access: Yes
 Other: Not Known
 Parking: Communal Car Park No Allocated Space, Residents Parking, Off Street Parking
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Electric Room Heaters
 Internet connection: TBC
 Internet Speed: up to 1800Mbps
 Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

