



**Connells**

Hammonds Drive  
Peterborough





### Property Description

Located within the highly popular Connect 21 development, this modern top-floor apartment offers stylish open-plan living and excellent access to local amenities and transport links. Positioned on the uppermost level, the property enjoys an elevated outlook and a bright, contemporary interior ideal for first-time buyers, professionals, or investors.

The heart of the home is the spacious open-plan lounge, kitchen, and dining area, designed for modern living and entertaining. Large windows bring in plenty of natural light, and from here you have direct access to your own private balcony/roof terrace — a fantastic outdoor space for relaxing, dining, or enjoying views across the development.

The apartment also features a well-proportioned bedroom and a modern bathroom finished with contemporary fittings.

Residents of Connect 21 benefit from a range of sought-after amenities, including lift access to all floors, secure gated underground parking, and beautifully maintained communal gardens. The development is conveniently situated just 1.6 miles from Peterborough City Centre, providing easy access to shops, restaurants, transport services, and the mainline train station.

Offering modern convenience, excellent facilities, and a desirable top-floor position, this apartment presents a superb opportunity in a well-loved development.

### Entrance Hall

Door to entrance, radiator and storage.

### Lounge/Kitchen/Diner

Lounge - Windows to rear and side, door to balcony and radiator.

Kitchen - High and low level storage with worktops over, stainless steel 1 and 1/2 basin, tiled splashbacks, electric oven with gas hob and hood, spotlights and space for fridge freezer

### Balcony

Laid to concrete.

### Bedroom One

Window to front, fitted wardrobes and radiator.

### Bathroom

Low level WC, pedestal wash hand basin, panelled bath with shower over, tiled splashbacks, radiator, spotlights and extractor fan.

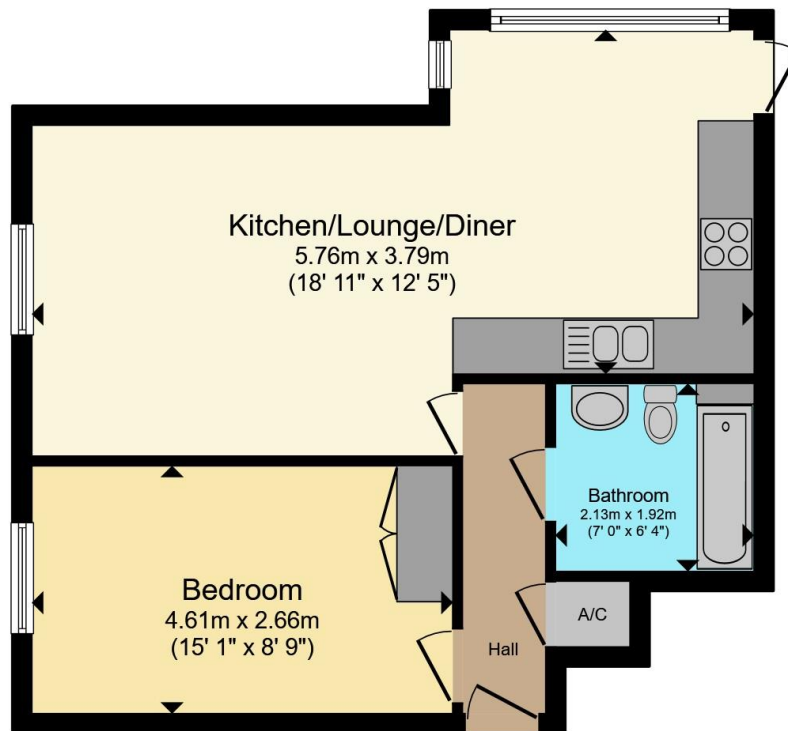
### Outside

### Communal Garden

### Parking

Secure underground parking.





Total floor area 49.5 m<sup>2</sup> (533 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](http://www.propertybox.io)



To view this property please contact Connells on

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14 Cowgate  
PETERBOROUGH PE1 1NA

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
2200.00

Ground Rent:  
200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO312725](http://connells.co.uk/Property/PBO312725)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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