Greenfield Way

Hampton Water, Peterborough, PE7 8RY

Offers In Excess Of £175,000 - Leasehold , Tax Band - B

2 | 1 | 1 | B

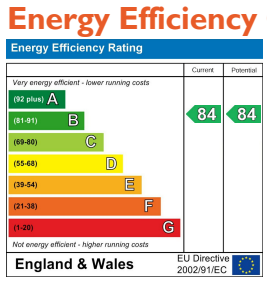
Floor Plan

Area Map

Viewing

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.

Energy Efficiency Graph



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, 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 guarantee. 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 licencing 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.

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Welcome to this stylish two-bedroom maisonette located on Greenfield Way in the highly sought-after Hampton Water Development in Peterborough. Briefly offering two double bedrooms and a spacious open plan living space, this contemporary property offers a perfect blend of comfort and modern living, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter, you will be greeted by an entrance hallway leading up to spacious fully tiled landing area, this takes you on to a large reception room that boasts an open-plan design, with a Juliet balcony, creating a bright and airy atmosphere. The high specification kitchen is a standout feature of this maisonette, equipped with integrated appliances that cater to all your culinary needs. Whether you are a seasoned chef or a casual cook, this kitchen is designed to inspire your culinary creativity. The property comprises two well-proportioned bedrooms, offering ample space for relaxation and rest, whilst the modern bathroom is conveniently located, providing a tranquil space to unwind after a long day. Additionally, this property comes with allocated parking for two vehicles, a valuable asset in this desirable location. The Hampton Water Development is known for its community spirit and proximity to local amenities, making it an excellent choice for those seeking a vibrant lifestyle.

Entrance Hall
1.90 x 1.40 (6'2" x 4'7")

Hallway
4.84 x 1.46 (15'10" x 4'9")

Open Plan Living/Kitchen/Dining Room
5.81 x 4.02 (19'0" x 13'2")

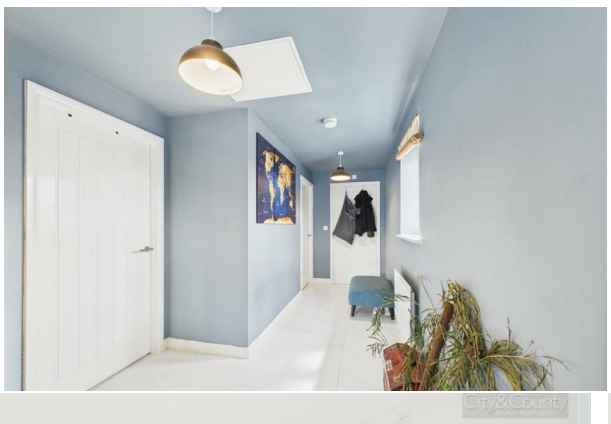
Master Bedroom
3.44 x 3.10 (11'3" x 10'2")

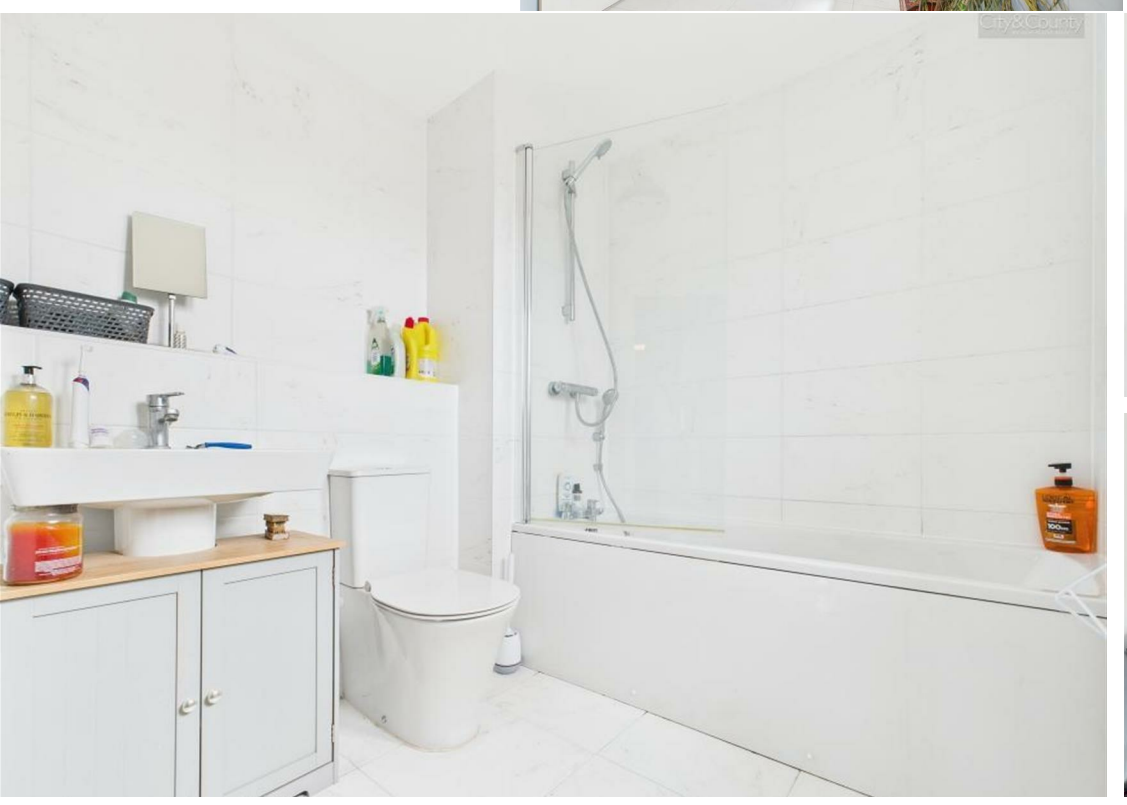
Bathroom
2.22 x 1.87 (7'3" x 6'1")

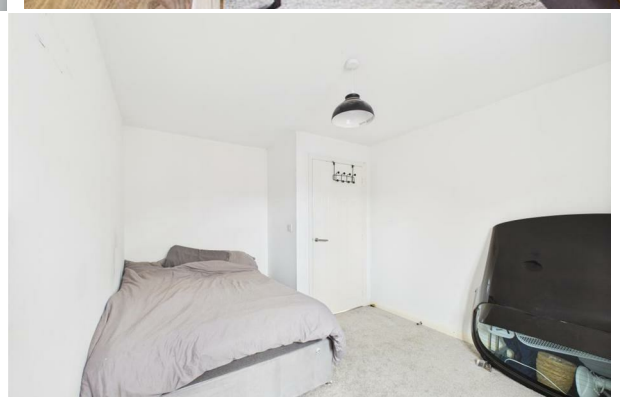
Bedroom Two
2.88 x 3.73 (9'5" x 12'2")

EPC - B
84/84

Tenure - Leasehold
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 - 996 years
Ground rent £1 per annum
Service charge £0 per annum
There is an Area Management Fee of £352 per annum







IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
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: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park Allocated Space x 2
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, 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.

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