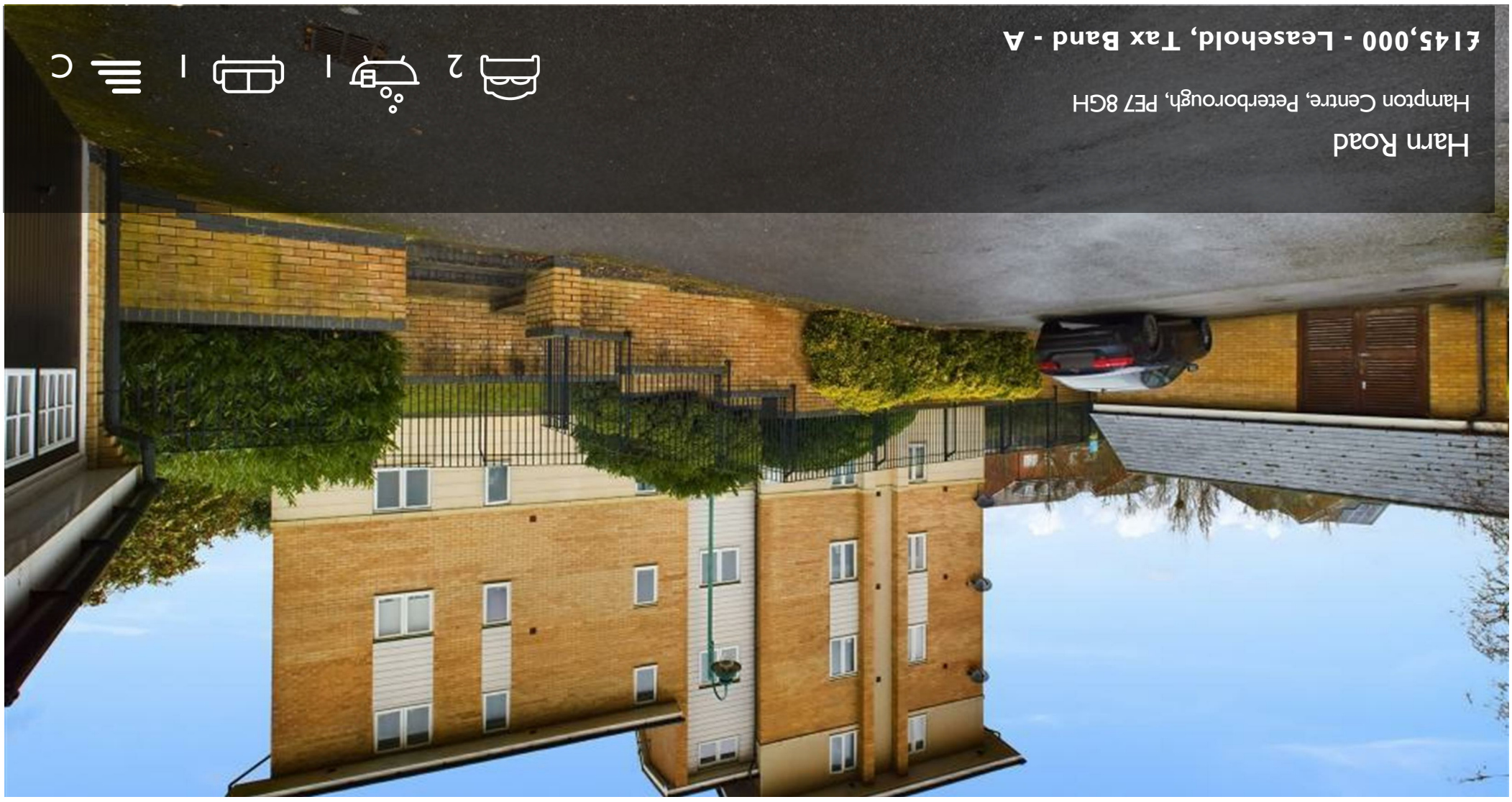


Harn Road

Hampton Centre, Peterborough, PE7 8GH

£145,000 - Leasehold, Tax Band - A

2 | | C

Floor Plan



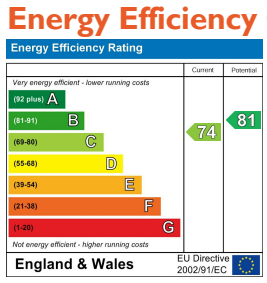
Area Map



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.

Harn Road

Hampton Centre, Peterborough, PE7 8GH

Ideally situated on Harn Road in the popular Hampton Vale area of Peterborough, this two bedroom upper ground floor apartment presents an excellent opportunity for first time buyers and investors alike. The property features a spacious open plan kitchen, living and dining area with a Juliet balcony overlooking the park, two bedrooms, a family bathroom and the added benefit of off road parking and a single garage. Conveniently positioned close to Serpentine Green Shopping Centre, local schools and everyday amenities, the apartment also offers access to Peterborough city centre and its mainline railway station, making it an appealing choice for those seeking a well located home with excellent convenience.

The accommodation comprises an entrance hall leading through to two bedrooms and a family bathroom, together with an impressive open plan kitchen, living and dining area providing a versatile space for both relaxing and entertaining. The Juliet balcony enjoys views over the neighbouring park, adding to the sense of space and providing a pleasant outlook. Externally, the property benefits from off road parking and a single garage, offering valuable additional storage and convenience. Hampton Vale is a popular residential area to the south of Peterborough, with a range of local amenities, green spaces and schooling nearby. Serpentine Green Shopping Centre provides a variety of shops, supermarkets and places to eat, while the nearby road network offers convenient access to the city centre and Peterborough railway station, with services to London and other major destinations. With its practical layout, desirable outlook and convenient location, this property would make an ideal first home or a worthwhile addition to an investment portfolio.

Entrance Hall
0.99 x 4.97 (3'2" x 16'3")

Kitchen/Living/Dining Area
6.39 x 3.30 (20'11" x 10'9")

Master Bedroom
3.24 x 2.61 (10'7" x 8'6")

Bathroom
1.70 x 2.13 (5'6" x 6'11")

Bedroom Two
3.23 x 2.32 (10'7" x 7'7")

Garage
2.54 x 5.12 (8'3" x 16'9")

EPC - C
74/81

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 - 105 years
Ground rent £366 per annum
Service charge £1590 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

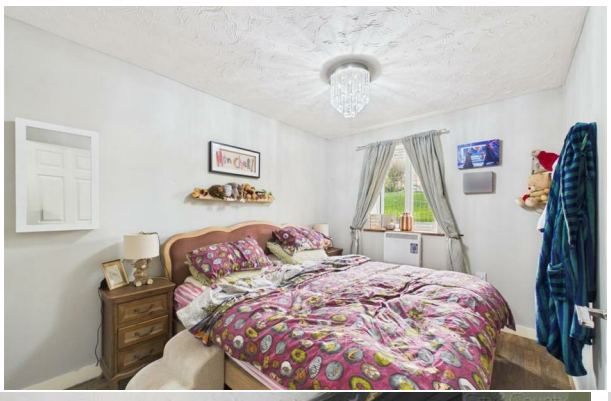


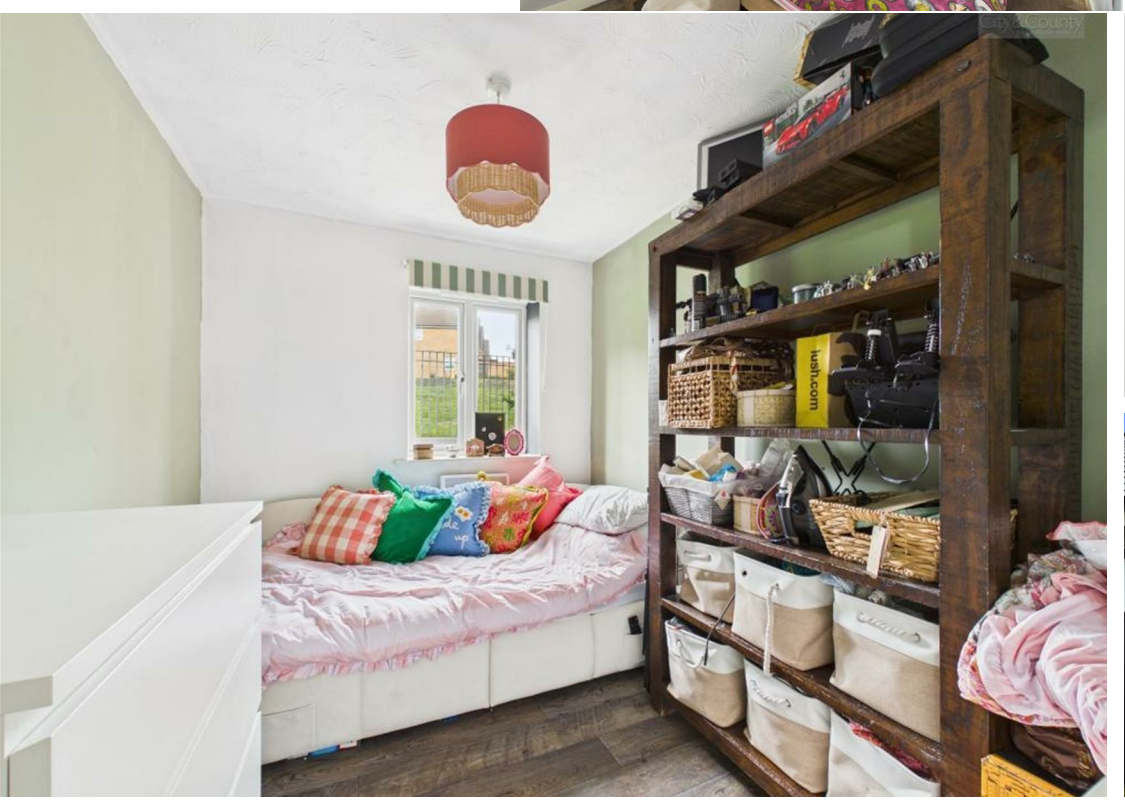


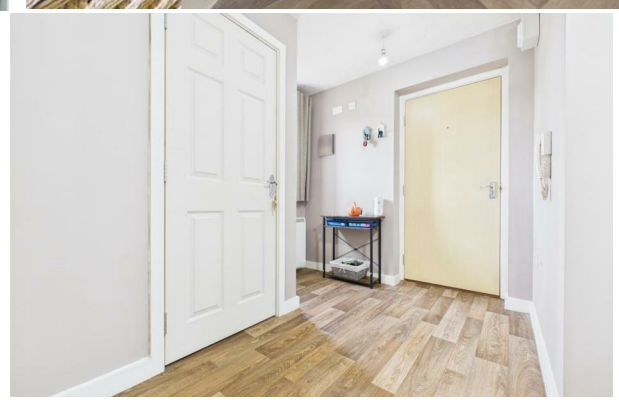
















Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: TBC
Holiday home rental: TBC
Restrictive covenant: TBC
Business from property NOT allowed: TBC
Property subletting: TBC
Tree preservation order: TBC
Other: TBC
Right of way public: TBC
Right of way private: TBC
Registered easements: TBC
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Communal Car Park
No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Night Storage Heaters
Internet connection: Fttp
Internet Speed: TBC
Mobile Coverage: TBC

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.