



Connells

Brickstead Road
Hampton Centre Peterborough



Property Description

This beautifully presented two-bedroom upper-floor flat is ideally located in the heart of Hampton Centre, offering modern living with easy access to local amenities, shops, parks, and transport links. Designed with a practical layout and generous natural light throughout, the property provides a welcoming and comfortable home suitable for first-time buyers, downsizers, or investors.

The spacious lounge/dining room sits at the centre of the home, featuring a bright, open layout perfect for relaxing or entertaining. Directly connected is a separate kitchen positioned at the rear of the property, offering ample storage, worktop space, and room for appliances.

Both bedrooms are well-proportioned, with the main bedroom benefiting from its own en-suite shower room for added convenience. A second bathroom is accessed from the hallway, providing a modern three-piece suite ideal for guests or family. The hallway offers additional storage cupboards, ensuring the flat remains clutter-free.

The property also includes allocated parking, adding further practicality to this already well-designed home. Situated close to green spaces, lakeside walks, and the vibrant Serpentine Green shopping area, this flat delivers a balanced lifestyle of convenience and comfort.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Lounge

Two windows to the front, carpet and radiator.

Kitchen

Integrated oven and hob, space for three appliances, cupboard and window to the rear.

Bedroom One

Window to the rear, carpet, integrated wardrobe and radiator.

En-Suite

Shower cubicle, WC, wash hand basin.

Bedroom Two

Two windows to the front, carpet and radiator.

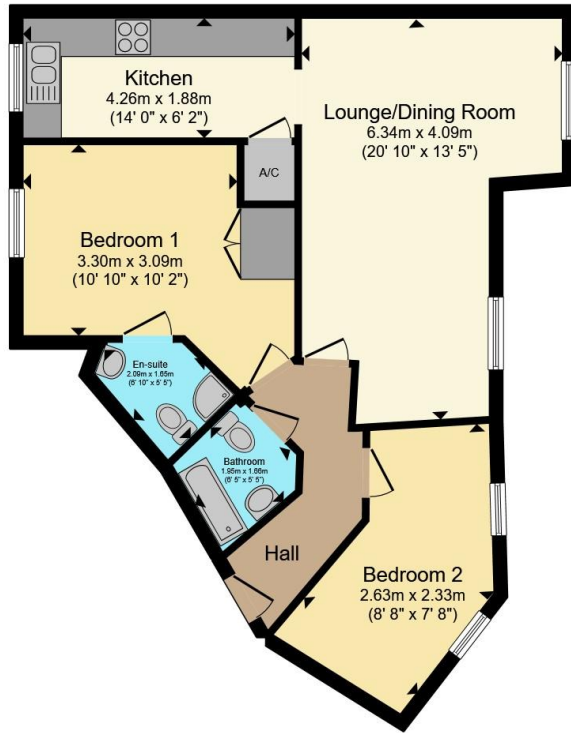
Bathroom

Bath with shower over, WC, wash hand basin.

Outside

Allocated Parking





Total floor area 63.8 m² (687 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



To view this property please contact Connells on

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14 Cowgate
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EPC Rating: C Council Tax
Band: B

Service Charge:
1250.00

Ground Rent:
250.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2005. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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