



COMMUNAL AREA & UNDERGROUND PARKING

HALLWAY

LIVING/DINING ROOM

KITCHEN AREA

BALCONY

BEDROOM 1

BEDROOM 2

BATHROOM



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

296 Hammonds Drive

Peterborough, PE1 5AX

£145,000



**296 Hammonds Drive
Peterborough
PE1 5AX**

This modern two-bedroom third-floor apartment enjoys stunning views from a private balcony and is ideally located within walking distance of Peterborough city centre.

- AVAILABLE WITH NO FORWARD CHAIN
- STUNNING BALCONY VIEWS WITH SPACE FOR FURNITURE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING AND DINING AREA LEADING TO KITCHEN SPACE
- UNDERGROUND PARKING
- 980 YEAR LEASE LENGTH
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- MODERN AND STYLISH APARTMENT

Viewings: By appointment
£145,000

COMMUNAL AREA & PARKING

Communal grounds maintained by the management company, secure entry system with intercom and fob entry. There are stairs and a lift leading to the apartment. Allocated underfloor parking space.

HALLWAY

Fitted carpet, radiator, airing cupboard, storage cupboard, access to:

LIVING/DINING AREA

10'3" x 9'7" living area (6'5" x 11'8" dining area UPVC double glazed window to side, double glazed doors leading to the balcony area. Fitted carpet, radiator x2, open to kitchen space.

BALCONY

Decking, glass safety barrier.

KITCHEN

10'3" x 6'2" Fitted with a matching range of base and eye level units, fitted worktops with splashback tiles behind, fitted sink drainer and oven, fitted appliances, vinyl flooring.

BEDROOM 1

11'2" x 9'2" UPVC double glazed window to front, fitted carpet, radiator, built in double wardrobe.



BEDROOM 2

8'6" x 10'10" UPVC double glazed window to front, fitted carpet, radiator.

BATHROOM

6'10" x 6'1" Three piece suite with wash hand basin, WC, bath with shower screen, shower over and tiled splashback surround, radiator.

COUNCIL TAX/TENURE/EPC

Tenure (LEASEHOLD), council tax band (B), and EPC (B) rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		