



84 Clayburn Road, Hampton Centre

In Excess of £120,000

 **NEWTON FALLOWELL**

84 Clayburn Road

Hampton Centre, Peterborough

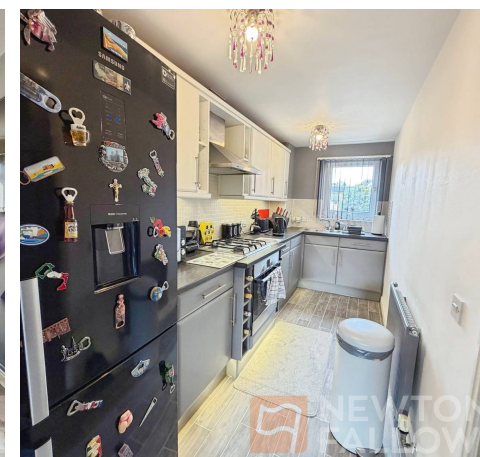
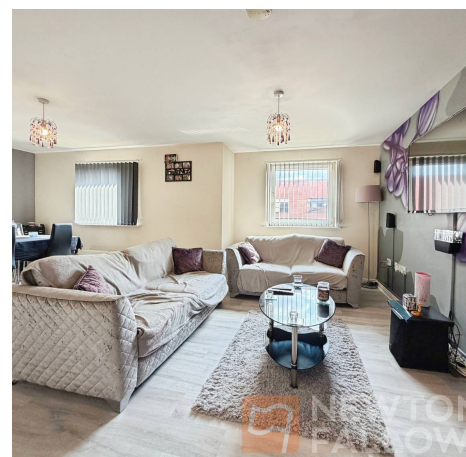
This WELL PRESENTED APARTMENT offers TWO BEDROOMS, a MODERN KITCHEN, a spacious lounge diner, an en-suite and family bathroom, and PRIVATE ALLOCATED PARKING, all situated conveniently close to schools, transport links, and local amenities. Upon entering, you are welcomed into a well-maintained hallway granting access to the spacious lounge diner hosting ample room for both relaxation and entertaining, with large windows that enhance the sense of light and space. The kitchen is equipped with a range of integrated appliances, sleek cabinetry, and plentiful worktop space. Both bedrooms are well sized, with the principal bedroom benefiting from fitted wardrobes and a stylish en-suite shower room (comprising a walk-in shower, wash basin, and WC), whilst both bedrooms also benefit from the main family bathroom comprising of a three-piece white suite with a shower over the bath. Behind the apartment block you will find the private parking area with an allocated parking spot situated behind secure gates.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

Lounge Diner

20' 0" x 11' 2" (6.10m x 3.40m)

Kitchen

13' 1" x 5' 3" (4.00m x 1.60m)

Bedroom 1

10' 10" x 9' 6" (3.30m x 2.90m)

En-suite

6' 7" x 4' 3" (2.00m x 1.30m)

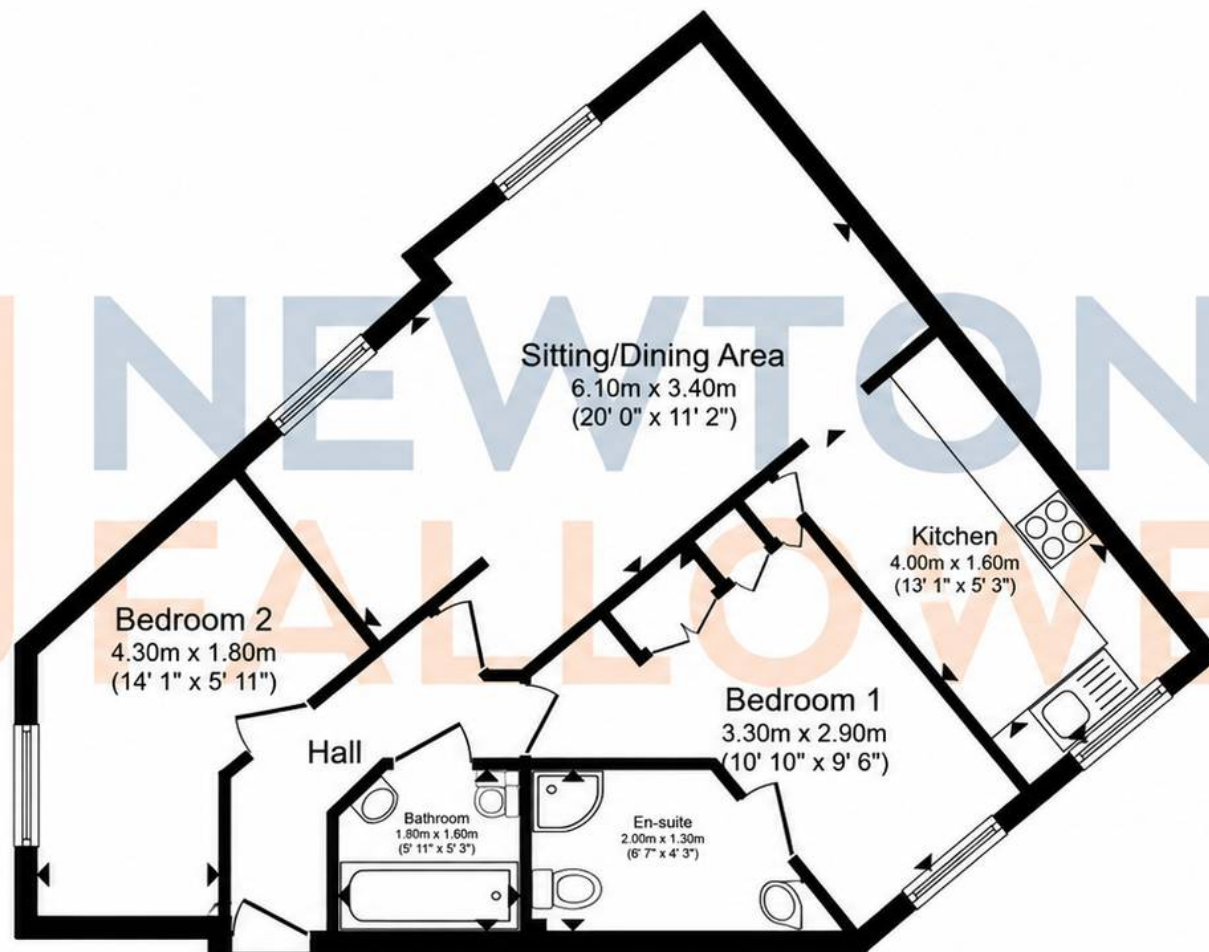
Bedroom 2

14' 1" x 5' 11" (4.30m x 1.80m)

Bathroom

5' 11" x 4' 11" (1.80m x 1.50m)





Total floor area 60.2 m² (648 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.focalagent.com

Newton Fallowell - Peterborough

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