



40 Hedda Drive, Hampton Hargate, Peterborough  
£95,000

 **NEWTON FALLOWELL**

## 40 Hedda Drive

Hampton Hargate, Peterborough

This FIRST-FLOOR apartment offers ONE BEDROOM, open plan living space with a communal lounge, parking and gardens and is being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall which grants access to the open living space boasting ample dining and seating space accompanied by an electric fire, kitchen which hosts a built-in hob, oven, fridge and freezer with ample work surface and storage space, double bedroom with built-in wardrobes and an electric storage heater which benefits from the contemporary family bathroom comprising of a three-piece white suite with a shower over the bath.

On the ground floor you will find the communal lounge areas and laundry rooms as well as the well presented gardens with both patio seating areas and lawn, whilst to the front of the apartment complex there is a communal parking area.

The development also offers an on-site House Manager, secure camera door entry, 24-hour emergency call system, visitor/guest suite, with the location offer amenities within walking distance.

Council Tax band: A

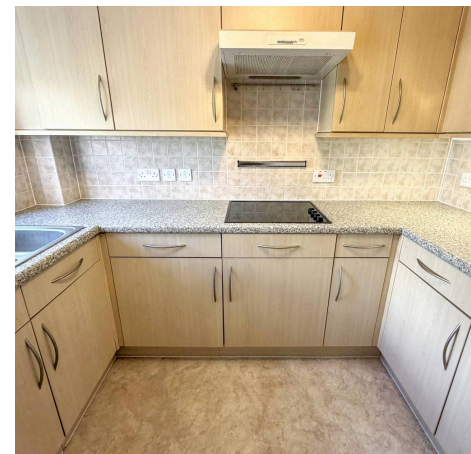
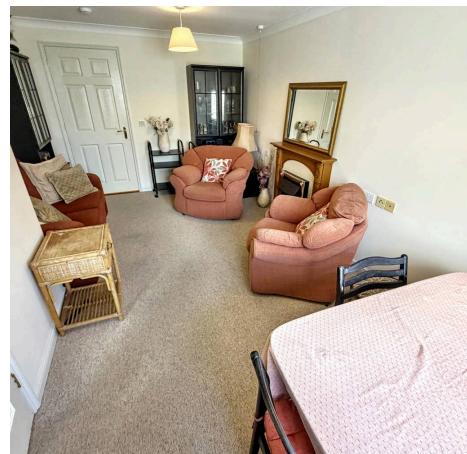
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



NEWTON FALLOW





#### Entrance Hall

#### Lounge Diner

16' 11" x 10' 4" (5.15m x 3.16m)

#### Kitchen

8' 8" x 5' 6" (2.64m x 1.67m)

#### Bedroom One

15' 0" x 8' 5" (4.58m x 2.56m)

#### Bathroom

6' 6" x 5' 2" (1.97m x 1.57m)

#### Service Charge & Ground Rent

We have been advised that there is a service charge payable of £3,200 per annum and a ground rent charge of £395 per annum

#### Lease Details

We have been advised that there is a lease of 125 year commencing from 2006 with 105 years remaining.

#### Disclaimer

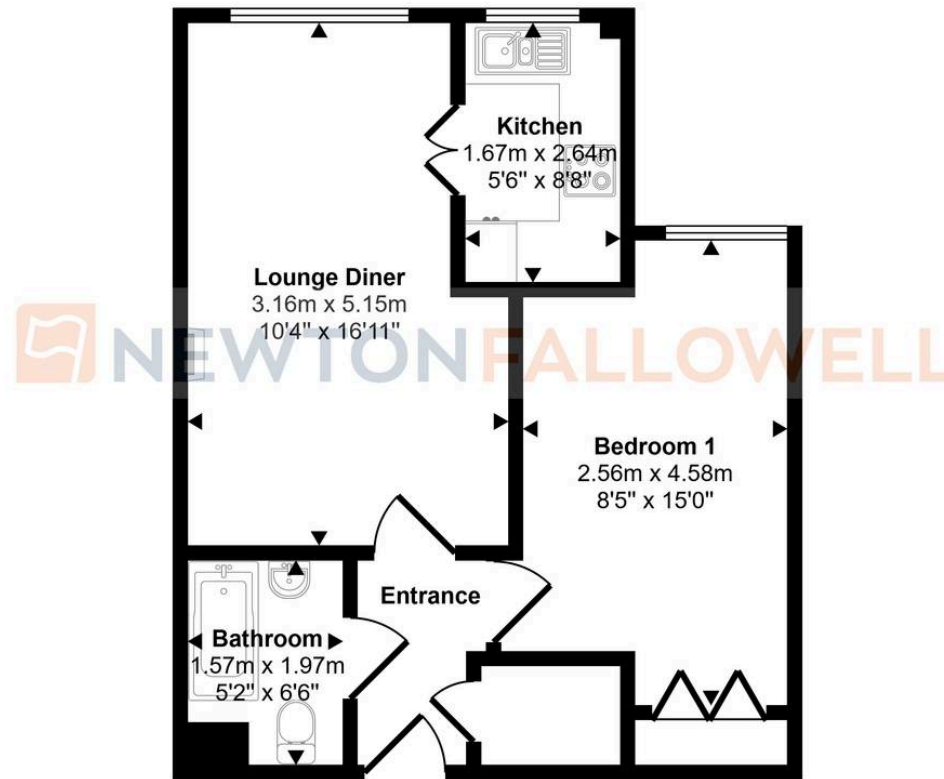
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. The measurements listed are approximate and should not be taken as precise. We have not carried out any tests on the property's utilities, systems, or appliances. Prospective purchasers are strongly advised to arrange their own surveys or inspections before making an offer.

#### Note to Buyers

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use alternative providers. We can refer you on to Mortgage Advice Bureau for help with finance - we may receive a fee of £200 if you take out a mortgage through them. We can also refer you to our recommended solicitors, who we may receive a fee in the region of £300 from if you use their services.



Approx Gross Internal Area  
40 sq m / 435 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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