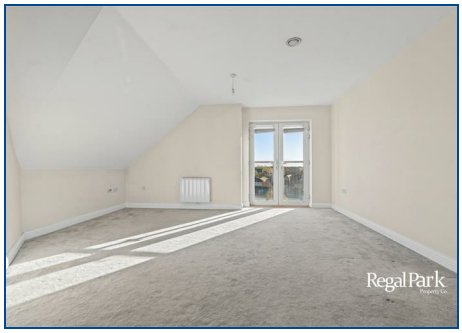
Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk
7 Office Village, Cygnet Park, Peterborough, PE7 8GX









Torridon Drive, Hampton Centre, Peterborough, PE7 8PF
Asking price £140,000
Leasehold

TOP FLOOR FLAT (3rd FLOOR) *IDEAL FIRST TIME OR INVESTMENT PURCHASE* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *NO CHAIN*

Regal Park are pleased to offer this well presented 2 Bedroom Top Floor Flat in the popular location of Torridon Drive. The property is the ONLY Flat on the Top Floor and is situated close to local amenities and within easy access to A1 and comprises; Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms and a Bathroom.
There are two allocated parking spaces, access via Westcroft.
Viewings Highly Recommended.
No Chain.

EPC: C

Torridon Drive, Hampton Centre, Peterborough, PE7 8PF

Entrance Hall
Fitted carpet, intercom entry phone, electric heater, storage cupboard with hot water cylinder, door to:

Lounge/Dining Room
16'9" x 18'1" max irregular shape
Fitted carpet, electric heater, TV point, telephone point, UPVC double glazed french doors to juliet balcony.

Kitchen
6'2" x 12'1" max
Fitted with a matching range of base, drawer and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated dishwasher and washing machine, space for fridge/freezer, electric oven with four ring electric hob, extractor hood over, velux skylight, vinyl flooring.

Bedroom 1
14'0" x 12'3" max irregular shape
UPVC double glazed french double doors to juliet balcony, fitted carpet, electric heater.

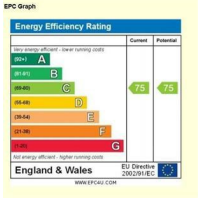
Bedroom 2
6'9" x 11'1" max
Velux window, electric heater, fitted carpet.

Bathroom
Fitted with three piece suite comprising bath, shower over, pedestal wash hand basin and close coupled WC, heated towel rail, vinyl flooring, shaver point.

Outside
There are two parking spaces to the rear via Westcroft.

Leasehold Information
Lease Term Remaining: 90 years
Annual service Charge – 01/05/2025-31/04/2025 - £1,546.82 or £128.90 per month
Annual Ground Rent - £325 per year

Offer Procedure and Mortgage Assistance
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.
Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.
If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.
With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?
Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.
For further details, please call our office on 01733 560650.
Your home may be repossessed if you do not keep up repayments on your mortgage.



Disclaimer: 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, floor plans 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. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.

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The Property Ombudsman