



**296 Hammonds Drive, Fengate PE1 5AX**

**£150,000**



\*\*\* NO ONWARD CHAIN \*\*\* " This 2 bedroom apartment offers great access to the town centre transport links and local amenities. Featuring an allocated parking space behind fob access gates, an entrance hall, 2 double bedrooms, bathroom, spacious kitchen/living space and a balcony. Viewings are highly recommended to appreciate both the field/city centre views. This particular block also benefits from a gated green space. Council Tax Band - / EPC Energy Rating - B "

### ENTRANCE

Door to front, cupboard, radiator and cupboard with boiler in.

### KITCHEN / LIVING AREA

11' 9" (min) (3.58m) 20' 2" (max) x 20' 2" (max) (6.15m x 6.15m) 16' 9" (min) (5.11m) (approx) L-shape. Fitted with a range of base and eye level units with work surfaces over, integrated dishwasher, integrated fridge / freezer, integrated hob and oven, and space for washing machine. Door to balcony, two windows to rear, window to side and two radiators.

### BALCONY

### BEDROOM ONE

9' 8" (max) (2.95m) 8' 0" (min) x 11' 4" (2.44m x 3.45m) (approx) Window to side, radiator and built in wardrobe.

### BEDROOM TWO

8' 8" x 11' 0" (2.64m x 3.35m) (approx) Window to side and radiator.

### BATHROOM

6' 4" x 7' 0" (1.93m x 2.13m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Radiator.

### PARKING

One parking space.

### LEASE DETAILS

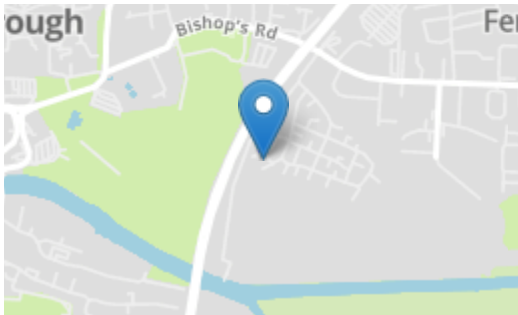
The lease length is 999 years from 1st January 2007.

The ground rent is £225 per annum.

The service charge half yearly paid on 1st January 2026 was £1648.60.

### AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

