



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.

