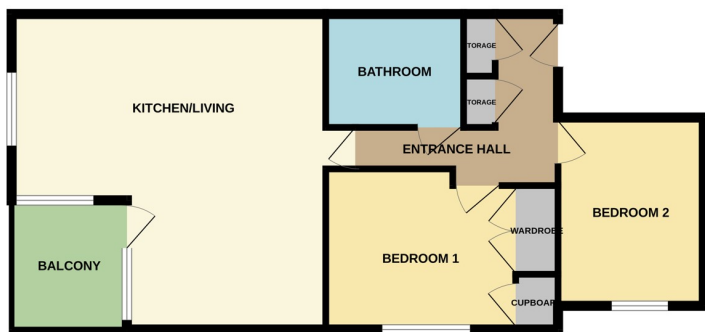




304 Hammonds Drive, Peterborough PE1 5AX

£160,000



***** TOP FLOOR APARTMENT WITH BALCONY ***** " Benefiting from no onward chain, this top floor 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. EPC Energy Rating - C/ Council Tax Band - B".

ENTRANCE

Door to front, two cupboards and radiator.

KITCHEN / DINER

11' 8" (min) (3.56m) 17' 4" (max) x 10' 4"(min) (5.28m x 3.15m) 20' 2" (max) (6.15m) (approx) (L- Shape) Fitted with a range of base units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven. gas hob, integrated fridge/ freezer, dishwasher and washing machine. Two radiators. UPVC double glazed windows to rear and side, door to balcony.

BALCONEY

BEDROOM 1

9' 6" (max) x 11' 2" (min) (2.90m x 3.40m) (approx) UPVC double glazed window to side, two cupboards and radiator.

BEDROOM 2

8' 6" x 11' 0" (2.59m x 3.35m) (approx) UPVC double glazed window to side and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail.

OUTSIDE

Allocated parking space behind gates.

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.

AGENT NOTES

There is a lift in the block.

AGENT NOTES

The lease is 999 years from 1st January 2007 therefore remaining 982 years.

The service charge is with first port the cost for 6months is £1465.45. The ground rent is £112.50 for the year.

