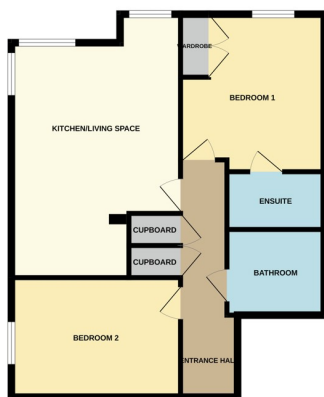




12 Hammonds Drive, Peterborough PE1 5AA

£135,000



*** NO ONWARD CHAIN *** " Located with easy access to the city centre and parkways, this 1st floor apartment features 2 double bedrooms and 2 bathrooms. Spacious and well presented, this apartment is a fantastic first time buy or investment purchase. The 1st floor can be accessed via lift or stairs and the flat benefits from a parking space located behind the electric gates, as well as access to the communal garden area. Council Tax Band - B / EPC Energy Rating - B "

ENTRANCE

Airing cupboard, radiator and cupboard.

LOUNGE / DINER

Two windows to rear, window to side and radiator. Open into:

KITCHEN

Fitted with a range of base and eye level units with work surfaces over, space for freestanding fridge / freezer, space for washing machine, space for dryer, integrated 4 ring gas hob and oven, and stainless steel sink with mixer tap.

BEDROOM ONE

12' 4" x 11' 1" (3.76m x 3.38m) (approx) Window to rear, radiator and built in wardrobe.

EN-SUITE

Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Radiator.

BEDROOM TWO

13' 2" x 8' 5" (4.01m x 2.57m) (approx) 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 glass screen bath. Radiator.

OUTSIDE

Behind electric gates car parking space, access to communal garden area.

LEASE DETAILS

The lease length is 999 years from 1st January 2007, therefore 981 years remaining.

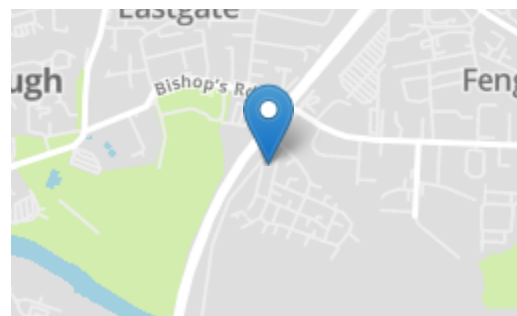
First port are the management team the service charge of £1477.37 per half year

The ground rent is £112.50 per half year.

Full details are held in branch.

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		

