

16 Tinus Avenue, Hampton Vale, Peterborough, PE7 8HZ



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

Capitol Lettors

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£130,000 Leasehold

Vacant Possession. Capitol Lettors are happy to advertise this 1st floor flat in Hampton Vale. This two bedroom flat offers UPVC double glazing and electric heating throughout, entrance hall, kitchen, lounge/diner, two bedrooms and bathroom. Outside the property has a communal parking area with a single garage with up and over door.

Service Charge £1606.69 per annum, Ground Rent £130 per annum, & 80 years remaining on lease. These figure are approximate & will need to be confirmed via your solicitor.



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#### HALLWAY

4.85m (15'11") x 1.19m (3'11")  
Flat Door, Loft hatch, fuse board,  
cupboard housing water tank, entry  
phone system, electric heater, fitted  
carpet.

#### LOUNGE/DINER

4.55m (14'11") x 3.63m (11'11")  
UPVC window to front, electric heater,  
fitted carpet.

#### KITCHEN/DINER

2.72m (8'11") x 2.03m (6'8")  
UPVC window to rear, fitted kitchen  
with base and eye level units, sink unit  
with mixer taps, tiled splash backs,  
matching worktops, electric oven,  
electric hob and extractor hood, space  
for fridge/freezer and washing  
machine.

#### BEDROOM ONE

3.33m (10'11") x 3.33m (10'11")  
UPVC window to the front aspect,  
electric heater, fitted carpet.

#### BEDROOM TWO

3.33m (10'11") x 2.11m (6'11")  
UPVC window to the rear aspect,  
electric heater, fitted carpet.

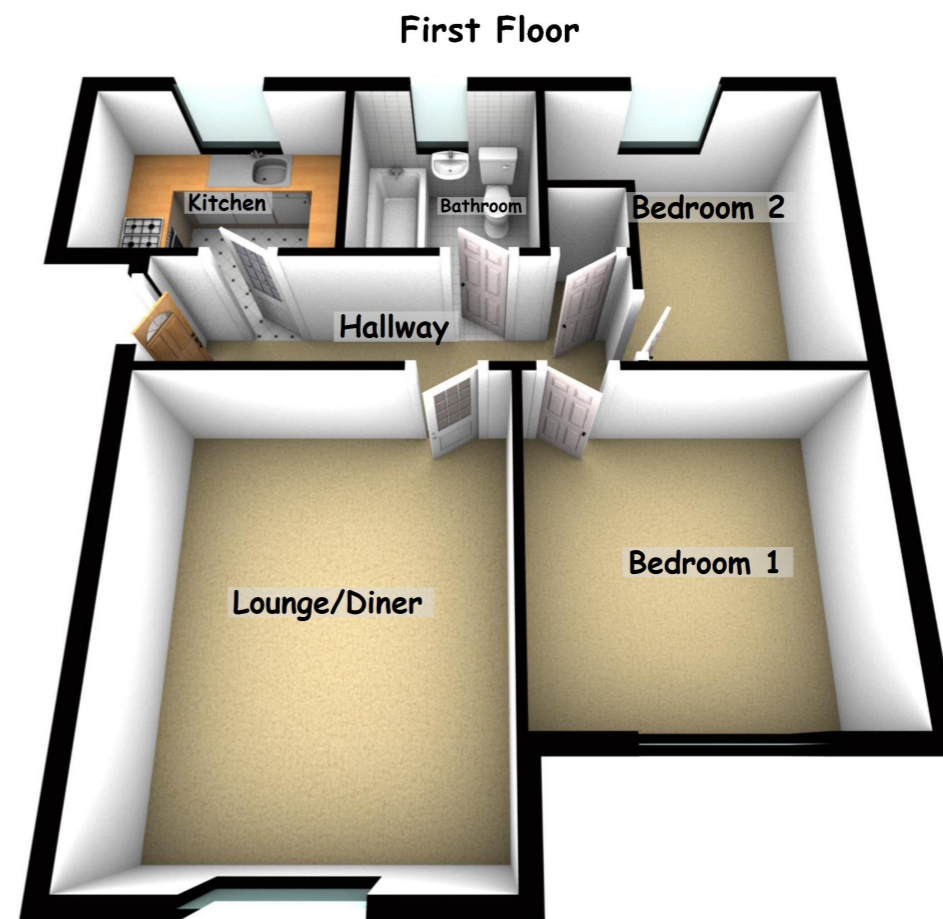
#### BATHROOM

UPVC window to the rear, three piece  
suite comprising of paneled bath with  
shower over, pedestal wash hand basin  
and low level WC, part tiled walls.

#### OUTSIDE

There is a communal car parking area  
to the rear with a single garage with an  
up and over door.

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.

Plan produced using PlanUp.

**Tinus Avenue**

