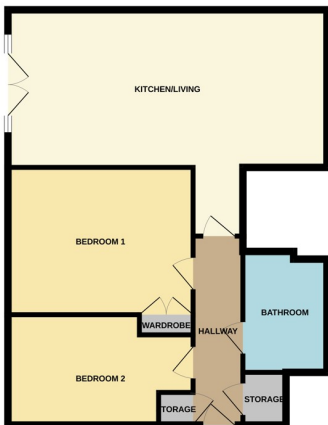




188 Hammonds Drive, Peterborough PE1 5AX

£140,000



*** FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY *** " Located closely to the city centre and within walking distance to the new and upcoming university, this two bedroom apartment is an ideal investment or first time buy. It is located on the 2nd floor and features private parking behind an electric gate alongside a communal garden. The flat itself features 2 bedrooms, an open plan kitchen/living space with a Juliette balcony, a bathroom and an entrance hallway with 2 storage cupboards. Viewings are highly recommended. EPC Energy Rating - B/ Council Tax Band - B".

ENTRANCE HALL

Door to front, two cupboards and radiator.

OPEN PLAN KITCHEN/LIVING

25' 3" x 11' 5" (7.70m x 3.48m) (approx). Juliette balcony to rear and two UVPC double glazed windows to rear. Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, 4 ring gas hob, oven, extractor fan over, space for fridge/ freezer, plumbing for a washing machine and radiator.

BEDROOM ONE

14' 8" x 11' 5" (4.47m x 3.48m) (approx). UVPC double glazed window to rear, wardrobe and radiator.

BEDROOM TWO

11' 8" (min) x 8' 8" (3.56m x 2.64m) (approx) UVPC double glazed window to rear and radiator.

BATHROOM

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

LEASE DETAILS

The lease length is 999 years from 1st January 2007 therefore leaving 983 Years. We have been informed that the service charge and ground rent are combined, and has been £217.75 a month as of current.

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.

ADDITIONAL NOTES

- There is a lift within the apartment block
- There is allocated parking behind a private gate
- There is a communal garden also behind the private gate

