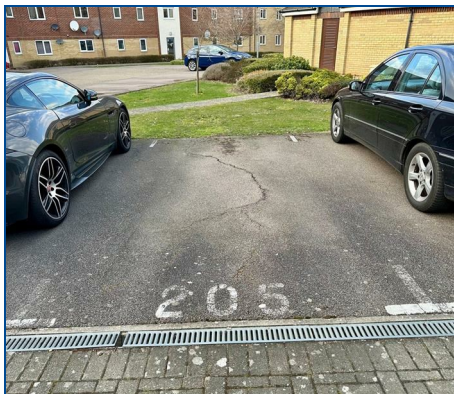


Peterborough
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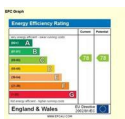
Eagle Way, Hampton Centre, Peterborough, PE7 8GS
Price £140,000
Leasehold

GROUND FLOOR FLAT* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1
Regal Park are pleased to offer this well presented 2 Bedroom Ground Floor Flat in the popular location of Hampton Centre. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Lounge/Dining Room, Kitchen, Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 and a Bathroom.

There is an allocated parking space to the rear of the property access via electric gates.

Viewings Highly Recommended.
No Chain.

EPC Rating: C





Total area: approx. 58.9 sq. metres (633.6 sq. feet)

Entrance Hall

UPVC double glazed window to side, radiator, fitted carpet, intercom entry phone, two storage cupboards, door to:

Lounge/Dining Room

12'9" x 15'2" (3.89m x 4.62m)

UPVC double glazed window, two double radiators, fitted carpet, telephone point, TV point, open to:

Kitchen

10'8" x 6'2" (3.25m x 1.88m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer and dishwasher, plumbing for washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window, vinyl flooring.

Bedroom 1

8'8" x 12'8" max (2.64m x 3.86m max)

UPVC double glazed window, radiator, fitted carpet, TV point, built-in double wardrobe(s), door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, tiled surround, shaver point, radiator, vinyl flooring.

Bedroom 2

7'3" x 11'7" (2.20m x 3.54m)

UPVC double glazed window, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, radiator, vinyl flooring.

Outside

There is an allocated parking space to the rear of the building via electric gated access.

Leasehold Information

Approx 980 years remaining on lease

Ground Rent Approx £168.61 PA

Service Charge Approx £1266.70 PA