

Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



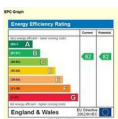
Berrington View, Hampton Gardens, Peterborough, PE7 8RH
Price £130,000
Leasehold

IDEAL FIRST TIME OR INVESTMENT OPPORTUNITY* *GROUND FLOOR FLAT
CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *NO CHAIN

Regal Park are pleased to offer this well presented 1 Bedroom Ground Floor Flat in the popular modern development of Hampton Gardens. The property is ideal for a First Time Buyer or Investment purchase and is situated close to local amenities and within easy access to A1. The property comprises; Entrance Hall, open plan Living Area with integrated kitchen appliances, Bedroom, Shower Room.

There is an allocated parking space.
Viewings Highly Recommended.
No Chain.

EPC: B



Ground Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



Total area: approx. 40.9 sq. metres (440.3 sq. feet)

Entrance Hall

Radiator, fitted carpet, intercom entry phone, storage cupboard, door to:

Living Area

18'4" x 11'8" max (5.59m x 3.56m max)

Three UPVC double glazed windows, double radiator, single radiator, LVT flooring, telephone point, TV point, 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, dishwasher and washer dryer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over.

Bedroom 1

11'6" x 8'8" max (3.51m x 2.64m max)

UPVC double glazed window, double radiator, fitted carpet, telephone point, TV point.

Shower Room

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

Outside

There is an allocated parking space.

Leasehold Information

Lease Term: 999 Years from 1st January 2019

Ground Rent: Peppercorn

Service Charge: £946 Yearly approx

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.