

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



**Hartley Avenue, Fengate, Peterborough, PE1 5FT**  
**Price £130,000**  
**Leasehold**

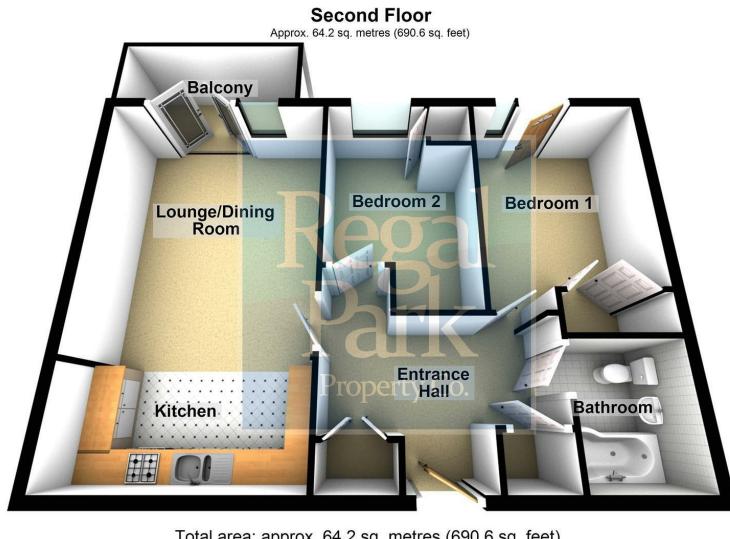
**\*IDEAL FIRST TIME OR INVESTMENT PURCHASE\* \*SECOND FLOOR FLAT\* \*NO CHAIN\***

Regal Park are pleased to offer this well presented 2 Bedroom Second Floor Flat. The property is an ideal first time or investment purchase and is close to local amenities and within walking distance to city centre. The property comprises; Entrance Hall, open plan Lounge, Kitchen with integrated appliances, 2 Bedrooms and a Bathroom.

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

EPC: B





Total area: approx. 64.2 sq. metres (690.6 sq. feet)

## Entrance Hall

Radiator, fitted carpet, telephone point, storage cupboard, storage cupboard with plumbing for washing machine, door to:

## Open Plan Lounge/Dining Room

15'2" x 12'10" (4.63m x 3.92m)

UPVC double glazed window, fitted carpet, telephone point, TV point, uPVC double glazed french double doors balcony, open plan to:

## Kitchen

6'1" x 12'10" (1.86m x 3.92m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer and slimline dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, vinyl flooring.

## Bedroom 1

12'1" x 9'7" (3.68m x 2.92m)

UPVC double glazed window, fitted carpet, telephone point, TV point, built-in double wardrobe(s), uPVC double glazed door to juliet balcony.

## Bedroom 2

13'0" x 8'6" max (3.96m x 2.59m max)

UPVC double glazed window, radiator, fitted carpet, telephone point, storage cupboard with wall mounted boiler.

## Bathroom

Fitted with three piece suite comprising deep panelled 'P' shaped bath with shower over, wash hand basin and close coupled WC, tiled surround, shaver point, heated towel rail, vinyl flooring.

## Outside

There is one allocated parking space.

## Leasehold Information

The vendor has advised the following;

Homeground Ground Rent - 01/07/2025-31/12/2025 = £217.46

Firstport - Half yearly block service charge = £717.09

Firstport - Half yearly estate charge = £90.84

## 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.