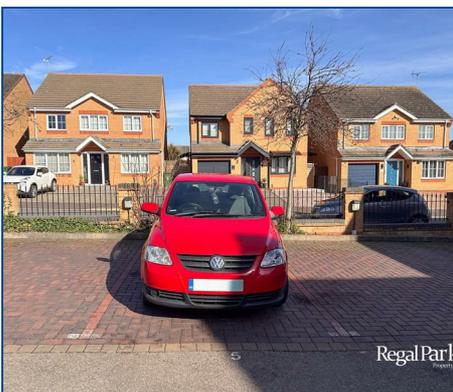


Peterborough  
Telephone: 01733 560 650  
Email: Sales@RegalPark.co.uk  
**RegalPark.co.uk**

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



**Warren Court, Hampton Hargate, Peterborough, PE7 8HA**  
**Price £130,000**  
**Leasehold**

**\*FIRST FLOOR FLAT\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\***  
**\*NO CHAIN\***

Regal Park are pleased to offer this well presented 2 Bedroom First Floor Flat in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms and a Bathroom.

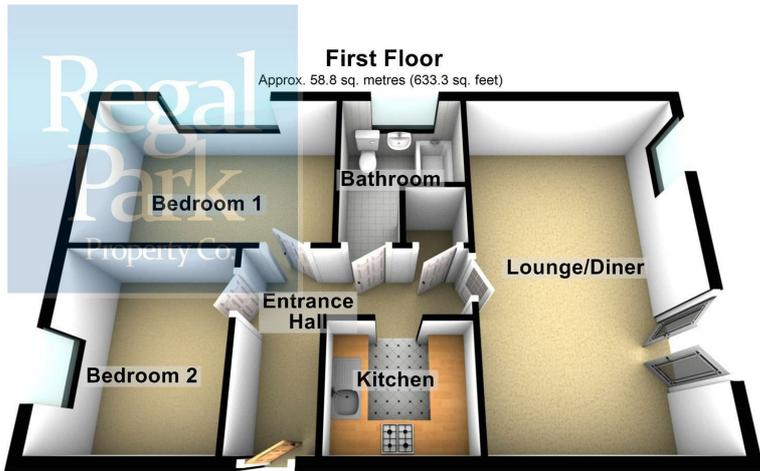
There is an allocated parking space.

Viewings Highly Recommended.

No Chain.

EPC: D





Total area: approx. 58.8 sq. metres (633.3 sq. feet)

### Entrance Hall

Electric radiator, carpet, intercom entry phone, storage cupboard housing hot water cylinder, door to:

### Lounge/Diner

19'5" x 12'0" (5.92m x 3.66m )

UPVC double glazed window, electric radiator, carpet, telephone point, TV point, uPVC double glazed patio double doors to juliet balcony.

### Kitchen

6'4" x 6'9" (1.93m x 2.06m )

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated under counter fridge/freezer and washing machine, fitted electric oven, built-in four ring electric hob with pull out extractor hood over.

### Bedroom 1

8'11" x 13'2" (2.72m x 4.01m)

UPVC double glazed window, electric radiator, fitted carpet.

### Bedroom 2

10'3" x 8'8" (3.12m x 2.65m)

UPVC double glazed window, electric radiator, fitted carpet.

### Bathroom

Fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and WC, tiled surround, uPVC obscure double glazed window, vinyl flooring.

### Outside

There is an allocated parking space.

### Leasehold Information

The vendor has advised the following;  
 Lease expires 31 Dec 2152 - 126 years left.  
 Current Ground Rent = £150 per annum.  
 Current Management Charge = £1,175 per annum,  
 payable monthly: £97.92.