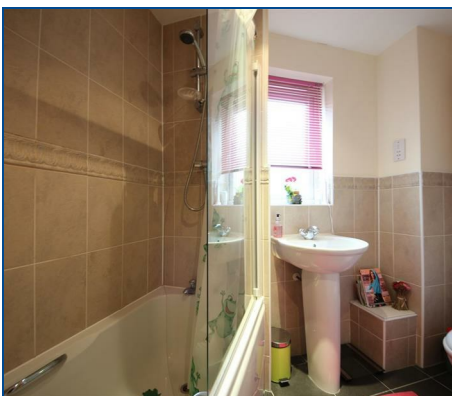


Peterborough
 Telephone: 01733 560 650
 Email: Lettings@RegalPark.co.uk
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Braymere Road, Hampton Centre, Peterborough, PE7 8GT
£725 Per month

GROUND FLOOR FLAT* *CLOSE TO LOCAL AMENITIES* *LAKE VIEWS
 Regal Park are pleased to offer this well presented 1 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 benefits from Gas Central Heating and comprises of: Entrance Hall, Lounge Area with Open Plan Kitchen with Built in Appliances, Bedroom and Bathroom.
 There is a parking space to the rear of the property.
 Viewings Highly Recommended.

EPC: C

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>Very Good</td></tr> <tr><td>B</td><td>Good</td></tr> <tr><td>C</td><td>Good</td></tr> <tr><td>D</td><td>Fair</td></tr> <tr><td>E</td><td>Fair</td></tr> <tr><td>F</td><td>Poor</td></tr> <tr><td>G</td><td>Poor</td></tr> </table>	A	Very Good	B	Good	C	Good	D	Fair	E	Fair	F	Poor	G	Poor	<table border="1"> <tr><td>A</td><td>Very Low</td></tr> <tr><td>B</td><td>Low</td></tr> <tr><td>C</td><td>Low</td></tr> <tr><td>D</td><td>Medium</td></tr> <tr><td>E</td><td>Medium</td></tr> <tr><td>F</td><td>High</td></tr> <tr><td>G</td><td>High</td></tr> </table>	A	Very Low	B	Low	C	Low	D	Medium	E	Medium	F	High	G	High
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Ground Floor



Entrance Hall

Radiator, storage cupboard, telephone entry system, tiled flooring, smoke detector.

Living Area

21'7" x 10'0" max (6.58m x 3.05m max)

The Lounge area has a UPVC double glazed window, double radiator, fitted carpet, Telephone point, TV point, open plan to:

The Kitchen area is fitted with a matching range of base, drawer and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled surround, wall mounted concealed boiler, built in fridge/freezer, dishwasher and washer/dryer, fitted electric fan assisted oven with built in four ring gas hob, extractor hood over, UPVC double glazed window, vinyl flooring.

Bedroom

10'3" x 9'4" max (3.12m x 2.84m max)

UPVC double glazed window, radiator, fitted carpet, built in wardrobes.

Bathroom

Fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin and low level WC, tiled surround, UPVC obscure double glazed window, radiator, shaver point, tiled flooring.

Outside

There is a parking space to the rear of the property via electric gated access.

There is also a cycle store.

Lettings Disclaimer

Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these 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 you. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.