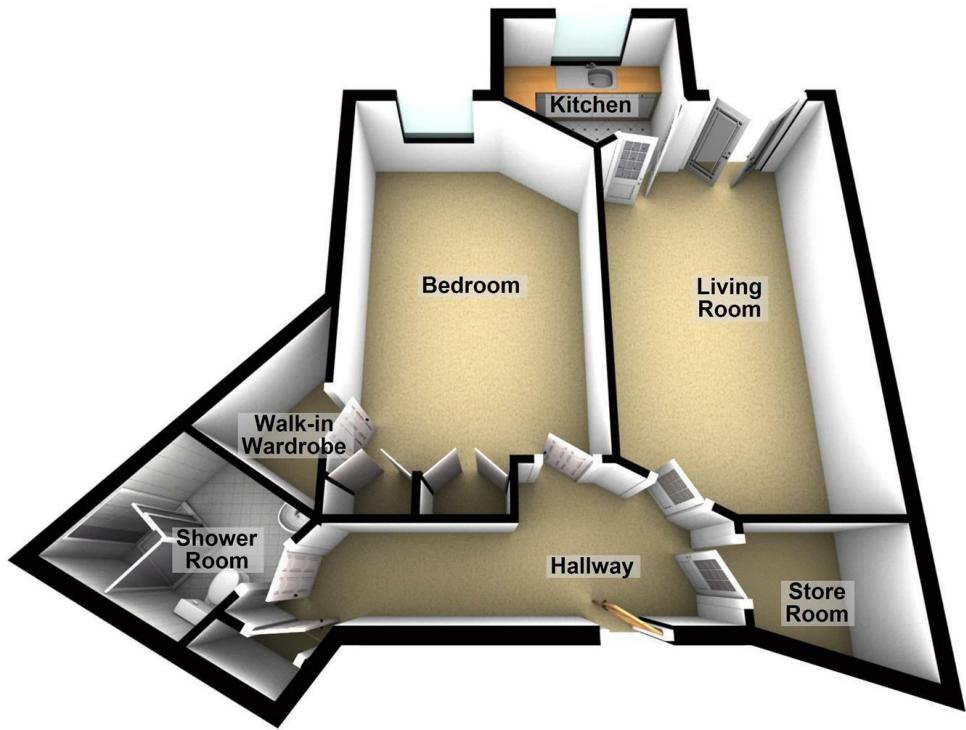


COMMUNAL ENTRANCE

[woodcockholmes.co.uk](http://woodcockholmes.co.uk)

**Floor Plan**



HALLWAY

STORE ROOM

LIVING ROOM

KITCHEN

BEDROOM

WALK-IN-WARDROBE

SHOWER ROOM



**Woodcock Holmes**

20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL

01733 303111

[info@woodcockholmes.co.uk](mailto:info@woodcockholmes.co.uk)

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 THE GUILD  
PROPERTY  
PROFESSIONALS

These particulars do not constitute part or all of an offer or contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**Royce House Hedda Drive**

Hampton Hargate, Peterborough, PE7 8GY

£95,000



## Royce House Hedda Drive Hampton Hargate, Peterborough PE7 8GY

A beautifully presented McCarthy & Stone retirement apartment for the over 60's, offering spacious living with a fitted kitchen, double bedroom with great storage, modern shower room, and a Juliet balcony overlooking communal gardens, all within walking distance of Serpentine Green and available with no forward chain.

- OVER 60'S RETIREMENT APARTMENT
- SPACIOUS ROOMS
- STORAGE SPACE
- WALK-IN-WARDROBE TO BEDROOM
- WALKING DISTANCE TO SHOPPING CENTRE
- NO FORWARD CHAIN
- 24 HOUR EMERGENCY CALL SYSTEM
- COMMUNAL LAUNDRY ROOM, LOUNGE, & GUEST SUITE AVAILABLE
- LIFT ACCESS TO THE ROOM
- CALL 01733 303111 TO VIEW

Viewings: By appointment  
£95,000

### HALLWAY

Door to front, fitted carpet, storage cupboard, store room with boiler, emergency cord system, wall mounted electric heater, intercom entry phone and buzzer.

### LIVING ROOM

18'9" x 10'8"  
UPVC double glazed double doors onto Juliet balcony to rear. Fitted carpet, electric fireplace, wall mounted electric heater, TV point.

### KITCHEN

7'2" x 7'7"  
UPVC double-glazed window to rear. Fitted kitchen with a matching range of base and eye-level units. Fitted worktops and splash back tiles behind. Built In electric oven, fitted four ring hob, extractor fan fitted above. Space for fridge, built in freezer, space for washing machine, wall mounted electric heater.

### BEDROOM

16'6" x 11'1"  
UPVC double glazed window to rear. Fitted carpet, wall-mounted electric heater, fitted double wardrobe space x2 both with double mirrored doors. Walk in wardrobe space to side.

### SHOWER ROOM

6'11" x 5'6"  
Three piece suite with walk-in double shower cubicle with shower fitted over and shower screen. Low-level WC, wash hand basin in vanity unit, wall-mounted electric heater, fully tiled walls.



### COMMUNAL AREAS

There is parking on site parking in a first come first served arrangement. There is an on site warden, communal laundry rooms, a communal lounge area where residents can meet and have coffee, read and watch TV. There are communal gardens surrounding the building. For visitors, there is allocated parking and there is a guest suite with bed and ensuite which you can hire out for around £25 per night should you have family or friends come to visit. There are social activities including coffee mornings, fish & chip lunches, bridge classes, bingo and film nights.

### SURROUNDING AREA

Hampton is a new development situated to the south of Peterborough with excellent road links to the A1 network and the Peterborough City Centre. Locally, the property enjoys Primary and Secondary Schools, The Serpentine Green Shopping Centre, doctor's, hairdressers, Public Houses, Library, newly built Leisure Complex and an excellent range of restaurants.

### TENURE & INFO

Leasehold - 105 years remaining.

Tax band - A

\*Service Charges & Ground rent are available on request\*  
Charges include - water bill, building insurance, window cleaning, garden, laundry room, heating and lighting communal areas.

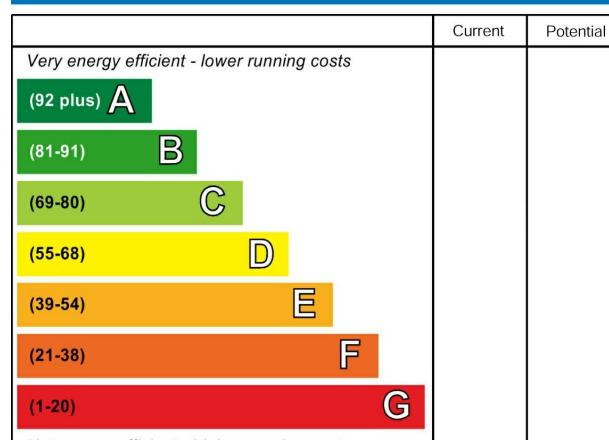
### SERVICES

Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

### FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

