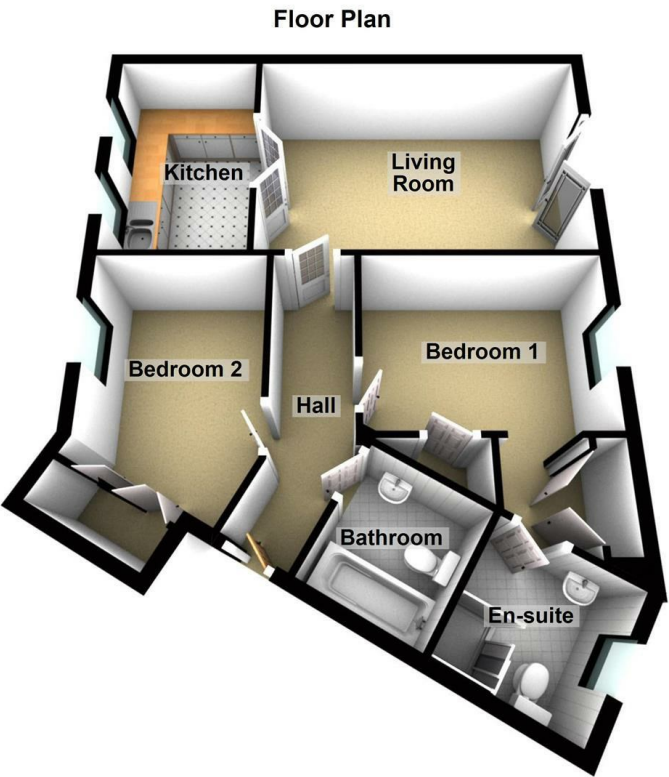




ENTRANCE HALL

BATHROOM

BEDROOM 1

ENSUITE

BEDROOM 2

LIVING ROOM

KITCHEN

PARKING

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These particulars do not constitute part or all of an offer of 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.

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Wh
WOODCOCK HOLMES



283 Eagle Way
Hampton Centre, Peterborough, PE7 8GS
£925 Per Month



283 Eagle Way

Hampton Centre, Peterborough

PE7 8GS

Very well presented apartment in the popular area of Hampton, Peterborough. Recently re-decorated throughout, this property is ideal for Investment Buyers and First Time Buyers, ready to move straight into! Available with No Forward Chain and a Long Term Lease, viewings are highly recommended!

- TWO BEDROOMS
- APARTMENT
- ENSUITE TO MAIN BEDROOM
- SEPERATE BATHROOM
- BUILD IN STORAGE IN BEDROOMS
- OPEN LIVING SPACE
- KITCHEN WITH FITTED APPLIANCES
- PARKING SPACE
- ELECTRIC GATED PARKING AREA

Viewings: By appointment

£925 Per Month

ENTRANCE HALL
Door to side, fitted carpet, intercom entry system, access to:

BATHROOM
5'11" x 5'7"
Three piece suite with low level WC, pedestal wash hand basin, bath with shower over, tiled walls, vinyl flooring, radiator, shaver point.

BEDROOM 1
8'8" x 11'3"
UPVC double glazed window to front, fitted carpet, radiator, storage cupboard, fitted double wardrobe, open into ensuite:

ENSUITE SHOWER ROOM
5'4" x 5'4"
Obscure UPVC double glazed window to front. Three piece suite with low level WC, wash hand basin, shower quadrant with shower fitted over, splashback tiles, vinyl flooring, radiator.

BEDROOM 2
11'6" x 8'3"
UPVC double glazed window to rear, fitted carpet, radiator, fitted triple wardrobe.

LIVING ROOM
11'5" x 16'4"
UPVC double glazed double doors to Juliet balcony at the front of the property. Fitted carpet, radiator. Double doors open to kitchen:

KITCHEN
11'5" x 7'1"
x2 UPVC double glazed windows to rear. Fitted with a matching range of base and eye level units, fitted worktops with splashback tiles behind. Built in electric oven, fitted four ring gas hob over, and extractor hood above. Integrated fridge, freezer, washing machine and dishwasher.

OUTSIDE
Allocated parking space to the rear of the block, accessed via an electric gate. There is also a bin unit and secure bicycle shed.

SURROUNDING AREA
Hampton is situated on the southern outskirts of Peterborough which is ideally placed for access to the A1 and A14 and for commuting by rail to London Kings Cross from Peterborough city centre. It is well served for shopping with its own Tesco Superstore and Shopping Centre whilst Peterborough centre has a good selection of major high street names. The city has a cathedral, leisure centre, swimming pool, multi-screen cinema, museum, several parks including Ferry Meadows Country Park.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	80	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 