



ENTRANCE HALL

BATHROOM

BEDROOM 1

ENSUITE

BEDROOM 2

LIVING ROOM

KITCHEN

PARKING



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