



155A Hargate Way
Hampton Hargate PE7 8FL
£115,000



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An ideal first time buy or as an investment opportunity, and located in the popular area of Hampton Hargate, Peterborough is this nicely presented, one bedroom first-floor modern apartment. Entering the apartment into a spacious hallway entrance, benefitting from a store cupboard, and an intercom entry phone. Spacious open-plan lounge/kitchen off the hall, creates a comfortable living space with views overlooking the green. The kitchen area is well laid out and offers ample storage options benefitting from an integrated oven with hob over with extractor hood, space for a fridge and plumbing for washing machine. The apartment also benefits from a well-appointed bathroom and a generously sized double bedroom. Outside, the property benefits from an allocated parking space.

Tenure: leasehold 107 years remaining

Ground rent: £200

Service charge: £1760 pa





Hallway

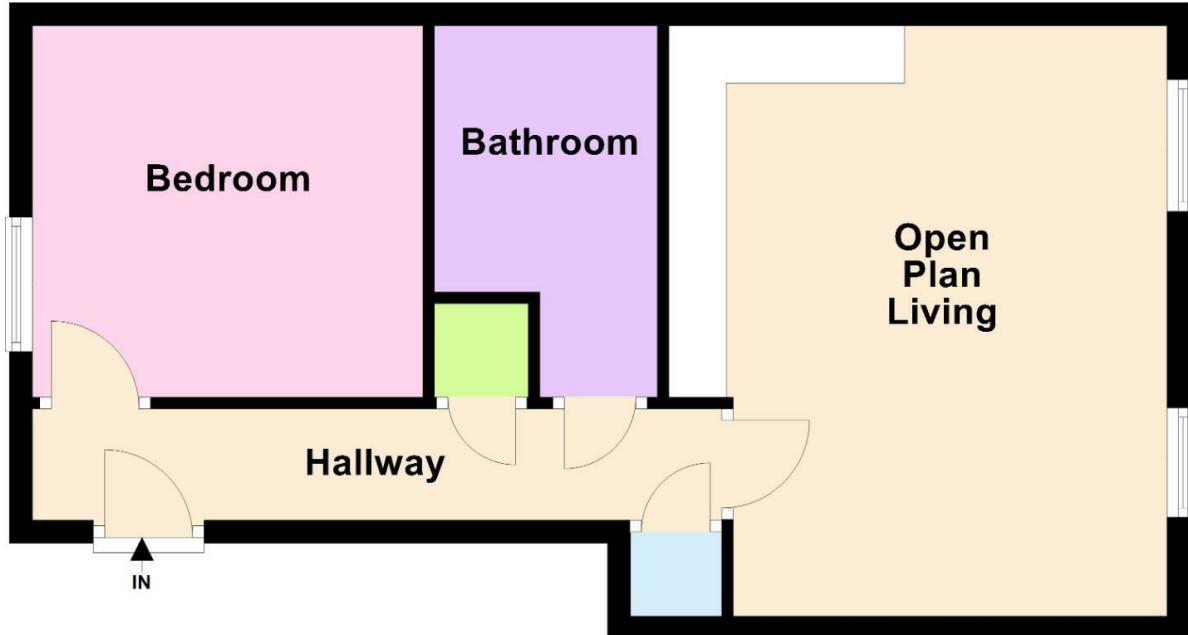
Open Plan Living:
14'2" max x 17'2" (4.32m max x 5.25m)

Bedroom:
11'1" x 10'6" (3.40m x 3.22m)

Bathroom:
6'4" x 10'0" max (1.95m x 3.06m max)

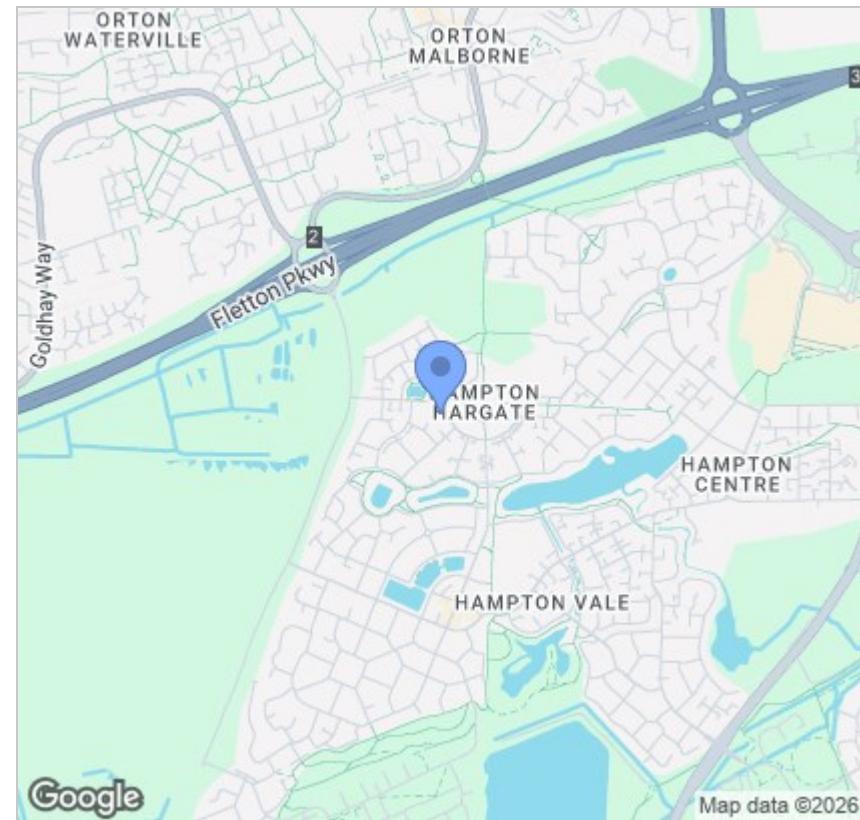


Floor Plan



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			

Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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