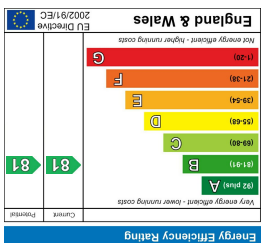


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act 1991 ("1991 Act") we have prepared these Sales Particulars as a general guide to the value of a broad description of the property; they are not intended to constitute and does not carry or confer any title or other contract. We have not carried out a structural survey and the services, appliances and specific fittings listed herein 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 photography, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase, lettings 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 your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

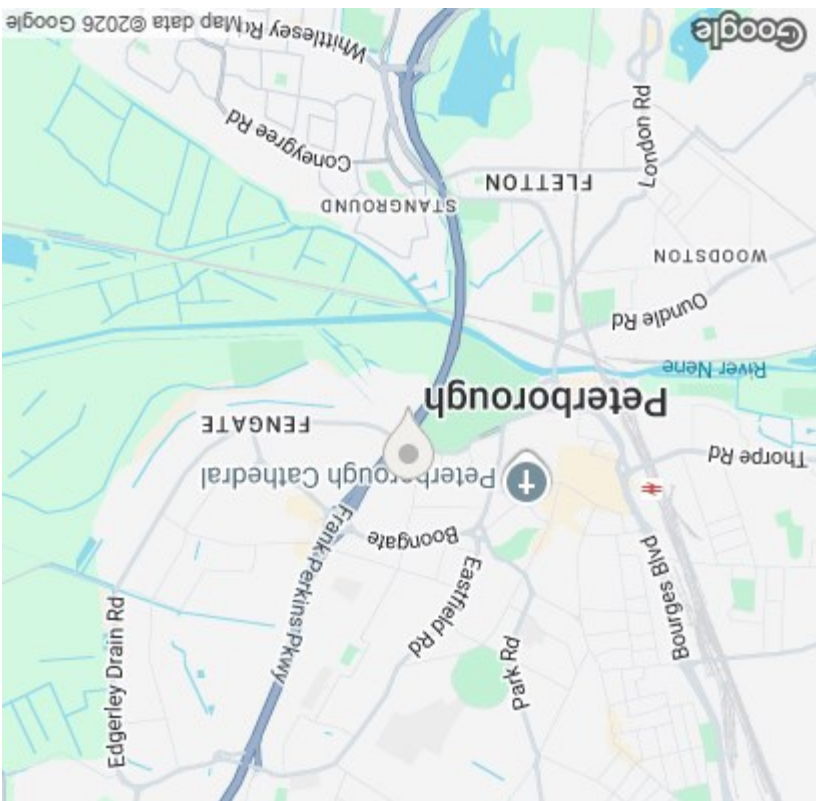
A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

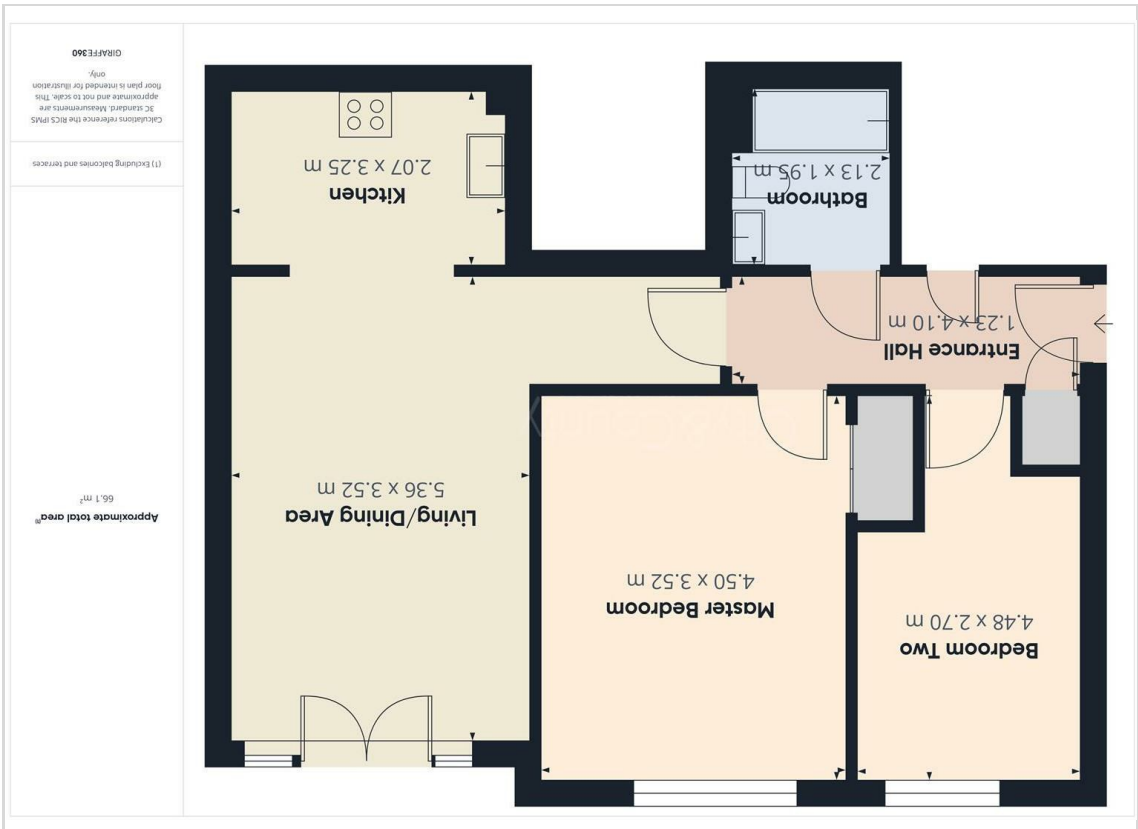
Viewing



Energy Efficiency Graph



Area Map



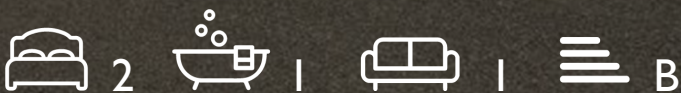
Floor Plan



Hammonds Drive

Fengate, Peterborough, PE1 5AA

Guide Price £120,000 - Leasehold , Tax Band - B



Hammonds Drive

Fengate, Peterborough, PE1 5AA

*** GUIDE PRICE £120,000 - £130,000 ***

Located in the popular Fengate area of Peterborough, this stylish ground floor apartment on Hammonds Drive offers modern living with convenience and comfort. Featuring two spacious double bedrooms and a bright, open-plan living area that opens onto a charming Juliette balcony, the property is perfect for first-time buyers, investors, or those looking to downsize. Residents benefit from well-maintained communal gardens and secure, gated allocated parking. Ideally situated within walking distance of Peterborough train station and the city's main shopping centre, the apartment also offers easy access to Frank Perkins Parkway, making it a smart choice for commuters and city dwellers alike.

This beautifully presented ground floor apartment on Hammonds Drive, situated in the sought-after Fengate area of Peterborough, offers well-designed and spacious accommodation throughout. Upon entering the property, you're welcomed by a generous entrance hall that leads into a bright and airy open-plan living and dining area. This versatile space opens out to a charming Juliette balcony, bringing in plenty of natural light and creating a warm and inviting atmosphere. Adjoining the living area is a modern, fully fitted kitchen, thoughtfully laid out for both functionality and style, making it ideal for entertaining or everyday living. The apartment offers two well-proportioned double bedrooms, each providing a comfortable and private retreat, with ample space for furnishings and storage. The bathroom is smartly finished with contemporary fittings, serving the property with both practicality and comfort in mind. Externally, residents benefit from well-maintained communal gardens and the convenience of gated, allocated parking. Ideally located within walking distance of Peterborough train station and the city's main shopping centre, this home also offers excellent access to Frank Perkins Parkway, making it perfect for commuters. Whether you're a first-time buyer, investor, or looking to downsize, this property combines location, layout and lifestyle in one impressive package.

Entrance Hall
1.23 x 4.10 (4'0" x 13'5")

Living/Dining Area
5.36 x 3.52 (17'7" x 11'6")

Kitchen
2.07 x 3.25 (6'9" x 10'7")

Master Bedroom
4.50 x 3.52 (14'9" x 11'6")

Bathroom
2.13 x 1.95 (6'11" x 6'4")

Bedroom Two
4.48 x 2.70 (14'8" x 8'10")

EPC - B
81/81

Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 113 years
Ground rent £2379.96 per annum
Service charge £3450.96 per annum



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: Not Known
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: Yes
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable, Satellite
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL