



St. Edmunds Walk, Hampton Centre Peterborough
Offers in Excess of £125,000 Leasehold

**Sharman
Quinney**

Key Features



150 Years remaining as of 01 Apr 2005

£259.38 Ground Rent p/a

Review due: Ask Agent

£1703.72 Service Charge p/a

Review due: Ask Agent

- Ground Floor Flat
- 2 Bedrooms
- Lounge/Dining Room
- Off Road Parking
- Garage

The flat benefits ownership of a garage and private parking space, the charming Serpentine lake and footpaths are right on the doorstep, and the amenities of Serpentine Green shopping centre is just a short walk away. A must view for first time buyers looking for a home.

This accommodation comprises of the following:



Porch with plenty of space for storing shoes and coats.

Hallway leading to a storage cupboard with a hot water cylinder and shelving.

Lounge/Diner - well sized and with a bright bay window letting in lots of natural light. Recently upgraded radiator keeps the large space nice and warm all year round.

Kitchen, refreshed recently featuring a new induction hob and built in washing machine. There is also a built in double oven and extraction unit, as well as space for a fridge freezer and dishwasher.

Family bathroom with shower over bath.

Bedroom one, a large double bedroom with ample space for storage.

Bedroom two, well proportioned and ideal for guests or children, or for use as a home office.

The property also includes ownership of a single garage and driveway accessed via a communal garden that is shared amongst the building.

Aside from the driveway, there is also lots of street parking available on Lakeview Way, perfect for visitors.





Ground Floor

Total floor area 54.8 m² (590 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The property benefits from UPVC double glazing throughout.

Entrance Hall

Lounge/Dining Room
4.57m x 3.38m ex bay (15'0" x 11'01" ex bay)

Kitchen
2.67m x 2.64m (8'09" x 8'08")

Bedroom 1
3.45m x 2.69m (11'04" x 8'10")

Bedroom 2
2.90m x 2.34m (9'06" x 7'08")

Bathroom

Outside there is a communal garden at the rear, shared drive access leads to the main drive and single garage enbloc 5.23m x 2.59m (17'02" x 8'06")

To view this property call Sharman Quinney on:
01733 346111

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

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