

# **For Sale**

## **2 Bedrooms Apartment**

### **Four Chimneys Crescent, Hampton Vale, PE7 8JQ**

Modern built second floor apartment in a sought-after location of Hampton Vale, the apartment consists of communal entrance with a private porch which leads to the main apartment door. The apartment has an entrance hall, two bedrooms, lounge with fitted kitchen with fitted appliances and also three-piece bathroom. There is a balcony overlooking the rear car park. The apartment benefits from gas central heating, Upvc double glazed windows and private parking with electric gates. No chain.



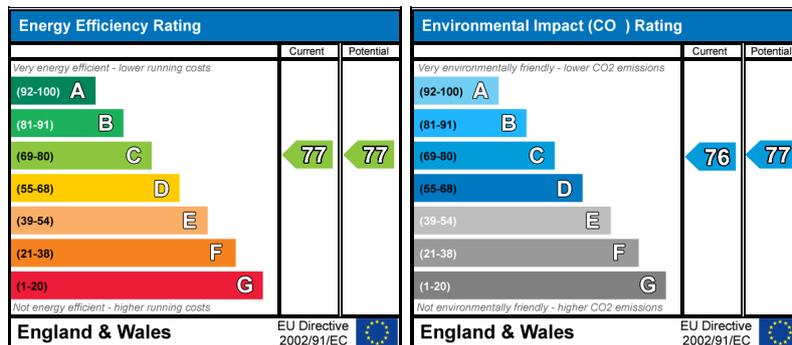
Double Glazed \* Central Heating \* Fitted Kitchen \* Off-street  
Parking \* Parking \* Balcony \* Unfurnished \* Shower \* Washing  
Machine \* Dishwasher

**Asking price of £132,000 assured  
shorthold tenancy**

Homesabout Estate Agents & Lettings Ltd  
The Annexe, 121 Park Road, Peterborough, Cambridgeshire, PE1 2TR  
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<b>Communal entrance to block</b>	Intercom system.
<b>Apartment hallway</b>	Smooth ceiling. Smoke detector, built-in storage cupboard and boiler cupboard.
<b>Lounge/kitchen combined</b>	20'8" x 19'2" (6.30m x 5.84m) The lounge has Upvc windows to front and side aspects, French double doors to Balcony. Two single radiators. Television, sky connection point, FM point and telephone points.
<b>Kitchen</b>	The kitchen has a wall and base modern cream glossy units with complementary work surface over. Integral dishwasher, washer/dryer and space for small fridge. Built-in electric single oven, four ring gas hob with extractor fan over. Upvc double glazed window to rear.
<b>Bedroom one</b>	10'9" x 8'5" (3.28m x 2.57m) Smooth ceiling. Built-in double wardrobe. Single radiator. Television point. Upvc double glazed window to front.
<b>Bedroom two</b>	9'5" x 8'9" (2.87m x 2.67m) Smooth ceiling. Single radiator. Upvc double glazed window to front.
<b>Bathroom</b>	Fitted three piece-suite in alpine white, has panelled bath with shower mixer over, closed coupled WC and wash hand basin. Tiled splashbacks. Extractor fan. Single radiator.
<b>Outside</b>	
<b>Balcony</b>	Overlooking the local park to rear.
<b>Parking</b>	Secured parking with electric gate.
<b>Bin store</b>	Communal bin store.
<b>Leasehold details</b>	The apartment has 125 years lease started on the 1st January 2008.
<b>Management annual fees</b>	The rates are: £1270.54 paid in till the 24th June 2019.
<b>Ground rent fees</b>	The ground rent fees are: £150.00 per annum paid up to till the 31st December 2019.



VIEWING BY APPOINTMENT WITH AGENTS HOMESABOUT ESTATE AGENTS & LETTINGS LTD  
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