

For Sale

2 Bedrooms Apartment

Clayburn Road, Hampton Centre, PE7 8GL

Investment/first time buy opportunity, this modern two-bedroom apartment newly decorated throughout, brand new fitted carpet. This third-floor apartment consist of entrance hall, lounge/diner, two-bedroom, master with shower En-Suite, main bathroom and fitted kitchen. Benefits from combination gas boiler and Upvc double glazing. There is a lift access and secure car park. Situated in a prime location of Hampton Centre within easy access to the A1M and amenities. No chain. Virtual tour is available on our website www.homesabout.co.uk and www.rightmove.co.uk



Double Glazed * Fitted Kitchen * Communal Garden * Gas Central Heating * Entryphone * Lift * Gated Parking * En-suite Bathroom * Window view street

Asking price of £127,500 leasehold

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Entrance to block	Intercom system to block.
Lift access	Lift to third floor.
Apartment entrance hall	Smooth ceiling. Wall mounted intercom handset. Smoke detector.
Main bathroom	Fitted three-piece suite consist of panel bath, closed coupled WC and wash hand basin. Single radiator. Electric shavers point and extractor fan to ceiling.
Master bedroom	11'5" x 10'2" (3.48m x 3.10m) Smooth ceiling. Single radiator. Fitted single and double wardrobe. Upvc double glazed window to rear. Telephone and television points. Door to:
Shower En-Suite	Fitted three-piece shower suite consist of corner shower cubicle with glass enclosure, closed coupled WC and wash hand basin. Single radiator. Electric shavers point. Extractor fan to ceiling.
Bedroom two	14'4" x 7'6" (4.37m x 2.29m) Smooth ceiling. Single radiator. Two Upvc double glazed windows to front. Television point.
Lounge diner	20'7" x 13'7" (6.27m x 4.14m) Spacious lounge diner with a good outlook to the front aspect, two Upvc double glazed windows to front, two double radiators. Television, telephone, and FM points. Smooth ceiling. Arch to:
Kitchen	13'5" x 5'9" (4.09m x 1.75m) Fitted a range of wall and base units, complementary work surface over. Space for standalone fridge freezer, space and plumbing for washing machine and dishwasher. wo built-in wine racks. Electric single oven, four ring gas hob with extractor fan over. Single radiator. Airing cupboard house the Combination boiler. Upvc double glazed window to rear.
Outside	
Secure parking	Secure allocated parking space.
Leasehold	99 years from January 2005.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	79	79	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

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