



COMMUNAL AREA

ENTRANCE HALL

LOUNGE / DINING AREA

KITCHEN

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

BATHROOM



**Woodcock Holmes**

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**Hammonds Drive**  
Peterborough, PE1 5AX  
£130,000



## Hammonds Drive Peterborough PE1 5AX

A top floor apartment with stunning views across Peterborough and over the Peterborough Cathedral. Walking distance to the City Centre and in a good condition throughout with recently fitted kitchen and flooring throughout, viewings are highly recommended.

- AVAILABLE WITH NO FORWARD CHAIN
- CLOSE TO PETERBOROUGH CITY CENTRE
- GOOD CONDITION THROUGHOUT
- MODERN FITTED KITCHEN WITH ISLAND UNITE
- OPEN PLAN LIVING SPACE WITH STUNNING VIEWS
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM TO MAIN BEDROOM
- THREE-PIECE FAMILY BATHROOM
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- SECURED PARKING

Viewings: By appointment  
£130,000

### COMMUNAL AREA

Intercom entry system to the main entrance, other access is from a fob entry via the underground parking area and rear access from the communal garden. The communal area has a stair case and lift leading up to the apartment on the top floor.

### ENTRANCE HALL

Door to front, fitted carpet, one radiator, telephone intercom system for door entry, storage cupboard and airing cupboard housing the boiler and water tank.

### LOUNGE / DINING AREA

14'6" x 14'9"  
UPVC double glazed window to rear and side aspect, two radiators, fitted carpet, television and telephone points, open into kitchen area:

### KITCHEN

5'8" x 11'9"  
Fitted with a matching range of base and eyelevel units with fitted worktops and splashback tiles behind, integrated AEG electric oven and microwave fitted. Four ring induction hob, breakfast bar, integrated washing machine and dishwasher, 1 1/2 bowl sink drainer with mixer tap over. Adjustable lighting under eye level units.

### BEDROOM 1

12'7" x 11'4"  
UPVC double glazed window to rear aspect, fitted carpet, one radiator, built in double wardrobe with sliding mirrored doors, access to ensuite.

### ENSUITE SHOWER ROOM

4'9" x 7'2"  
Three-piece suite with low-level WC and pedestal wash handbasin with half tiled splashback walls behind, shower cubicle with fitted power shower and fully tiled splashback walls behind, one radiator, shaver point, extractor fan.

### BEDROOM 2

8'10" x 13'7"  
UPVC double glazed window to side access, fitted carpet, one radiator, built in triple wardrobe with sliding mirrored doors.



### BATHROOM

6'4" x 7'3"  
Three-piece suite with low-level WC pedestal wash hand basin and deep panelled bath with mixer tap over all with half tiled splashback tiles wall behind. Fitted carpet, chrome towel rack style radiator. spotlights. shaver point and extractor fan.

### OUTSIDE

Under ground parking through two sets of secure gates. Access to bike storage. There is a communal garden area enclosed by fencing.

### SURROUNDING AREA

Peterborough is a Cathedral City with good rail and road network links. The property is situated within close proximity of the City Centre, Queensgate Shopping Centre, Railway Station and many more facilities. Good schooling, bus stop, dentists and doctors are all nearby with Ferry Meadows a short drive away

### TENURE

Leasehold - For sale by private treaty.

### SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

### FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

### INVESTMENT INFORMATION

If you are considering this property for BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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