



Spring Avenue, Hampton Vale, Peterborough, PE7 8HW

welcome to Spring Avenue, Hampton Vale Peterborough

- SOLD WITH NO CHAIN
- TWO BEDROOM APARTMENT
- FIRST FLOOR
- MODERN AND READY TO MOVE IN
- TWO JULIET BALCONY

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 2149.00
Ground Rent: 130.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£140,000

A beautifully presented two-bedroom first-floor apartment in the sought-after Hampton Vale area, offering stunning lake views from every window. Featuring an open-plan lounge/kitchen/diner, two double bedrooms, en-suite to the principal bedroom, family bathroom, and allocated parking.



Entrance Hall
Open Plan Lounge/Kitchen/Diner
21' 1" x 12' 4" (6.43m x 3.76m)
Master Bedroom
11' 1" x 9' 8" (3.38m x 2.95m)
En-Suite
Bedroom Two
11' 8" x 8' 8" (3.56m x 2.64m)
Family Bathroom

view this property online williamhbrown.co.uk/Property/FLE105134



Property Ref:
FLE105134 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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