



Castleshaw Drive, Hampton Water, PETERBOROUGH
OIEO £200,000 Leasehold

**Sharman
Quinney**

Key Features

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999 Years remaining as of 01 Jan 2024

£Ask Agent Ground Rent pa

Review due: Ask Agent

£1463.84 Service Charge pa

Review due: 04/2027

- First Floor Apartment
- Two Bedrooms
- Jack & Jill Bathroom
- Open Plan Kitchen/Diner
- Lake View to Rear

The accommodation comprises, main entrance hall that leads you into the spacious lounge/ dining room with dual aspect views and high ceilings which flood the room with natural light whilst providing lovely views across the lake, the kitchen is well served with integrated appliances and ample worktop space.

Bedroom 1 offers a relaxing environment with its high ceiling and lake views whilst boasting built in wardrobes and a jack and jill four-piece bathroom suite, bedroom 2.





Ground Floor

Total floor area 63.0 m² (678 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



Outside there are two allocated parking spaces in a secure parking area at the rear of the complex. Hampton water is within easy reach of Hampton's amenities including serpentine green shopping centre, schools, Lakeland walks and important transport links.

Entrance hall

Lounge/ Dining room - 6.88m x 3.23m (22'07" x 10'07")

Kitchen - 2.64m x 2.18m (8'08" x 7'02")

Bedroom 1 - 3.58m max into recess x 3.53m (11'09" max into recess x 11'07")

jack and jill bathroom suite

Bedroom 2 - 2.72m x 2.64m (8'11" x 8'08")

Outside there are two allocated parking spaces in a secure parking area at the rear of the complex.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM204099 - 0002

