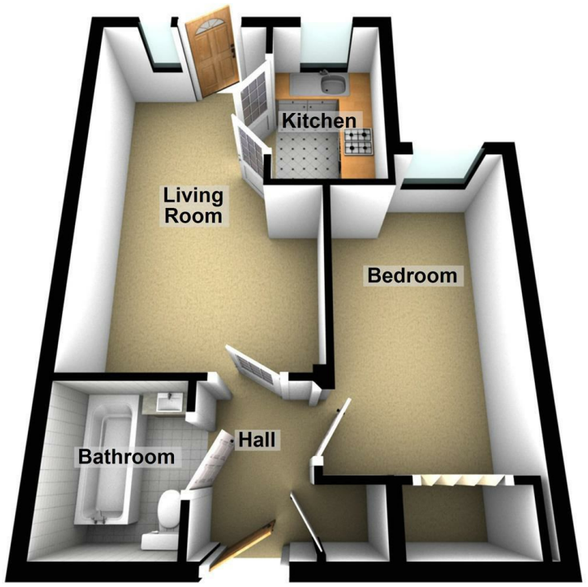
Ground Floor



COMMUNAL AREA

HALLWAY

LIVING ROOM

KITCHEN

BEDROOM

BATHROOM

Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

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 logal title of the property. Buyers not obtain such verification from their solicitors.







26 Hedda Drive

Peterborough, PE7 8GY

£85,000











26 Hedda Drive
Peterborough
PE7 8GY

A well-presented ground floor retirement apartment for the over-60s, enjoying direct access to attractive communal gardens and a convenient Hampton Hargate location within walking distance of Serpentine Green Shopping Centre and local amenities.

- GROUND FLOOR APARTMENT
- OVER 60S RETIREMENT DEVELOPMENT
- SPACIOUS LIVING ROOM WITH DOOR TO GARDEN SPACE
- THREE PIECE BATHROOM
- COMMUNAL LOUNGE AREA
- WALKING DISTANCE TO SERPENTINE GREEN SHOPPING CENTRE
- EASY ACCESS TO LOCAL BUS ROUTES
- AVAILABLE WITH NO FORWARD CHAIN

Viewings: By appointment
£85,000

HALLWAY
Door to front, fitted carpet, airing/storage cupboard, access to:

LIVING ROOM
17'4" x 10'8"
UPVC double glazed window and single door to rear, fitted carpet, feature fireplace, electric storage heater, access to kitchen.

KITCHEN
8'7" x 5'5"
UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted oven, fitted four ring hob, fitted worktops, fitted sink drainer, splashback tiles, fitted applainces.

BEDROOM
15'3" x 8'3"
UPVC double glazed window to rear, fitted carpet, electric storgae heater, fitted double wardrobe.

BATHROOM
6'5" x 5'3"
Three-piece suite with WC, wahs hand basin in vanity unit, bath with shower over, fully tiled surround, extractor fan.

COMMUNAL AREAS
There is parking on site parking in a first come first served arrangement. There is an on site warden, communal laundry rooms, a communal lounge area where residents can meet and have coffee, read and watch TV. There are communal gardens surrounding the building. For visitors, there is allocated parking and there ais a guest suite with bed and en-suite which you can hire out for around £25 per night should you have family or friends come to visit. There are social activities including coffee mornings, fish & chip lunches, bridge classes, bingo and film nights.

COUNCIL TAX/TENURE/EPC
Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers. The 107 year lease commenced from 2006. An annual ground rent is payable £395 twice in a year, while a 6 month service charge is payable at £1448.12.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

