



## 238 Hargate Way Hampton Hargate Peterborough PE7 8FQ

Guide price £125,000



\*\*\* NO CHAIN \*\*\* A well presented modern purpose built third floor apartment in the popular location of Hampton. Accommodation offers one double bedroom with fitted wardrobes, open plan kitchen/dining/living room with Juliet balcony, kitchen with integrated appliances and bathroom with shower. Available furnished. 107 year lease remaining. Secure allocated parking space. \*\*\* IDEAL FIRST TIME BUY/ INVESTMENT PURCHASE \*\*\*



Entrance Door to

Hallway

Bathroom

Open Plan Kitchen / Dining / Living 6.97m (22'10") x 3.07m (10'1")

Balcony 1.84m (6') x 0.23m (0'9")

Bedroom 1 3.85m (12'8") x 2.86m (9'5")

OUTSIDE

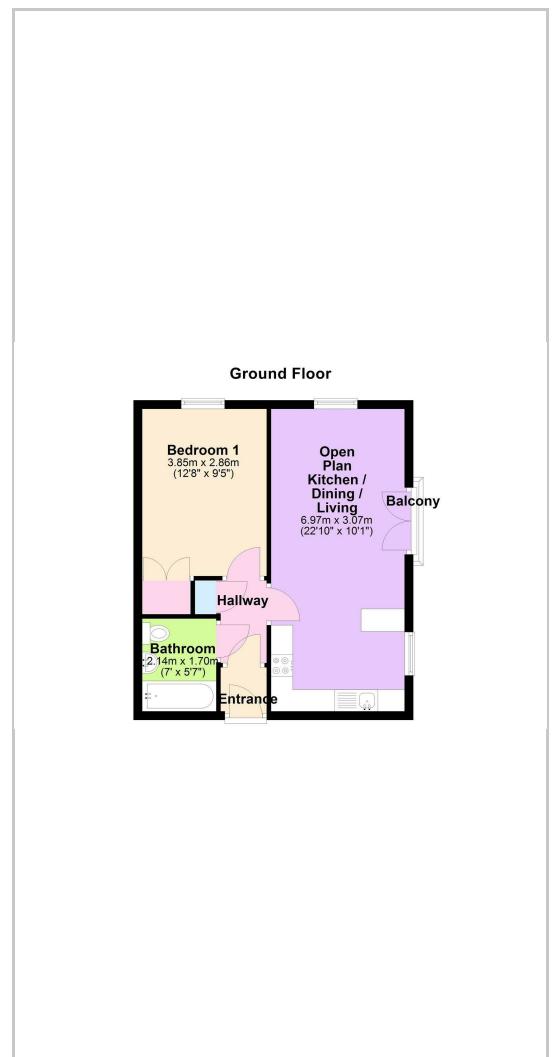
Secure gated parking area to allocated parking space with key fob.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			