



**Connells**

Clayburn Road  
Hampton Centre Peterborough



## Property Description

Introducing this one-bedroom first-floor apartment, offered for sale via the Modern Method of Auction, providing an excellent opportunity for first-time buyers, downsizers, and buy-to-let investors alike. Situated in a popular residential location, this home offers a practical layout, light-filled rooms, and the added convenience of allocated parking.

Upon entering the property, you are welcomed by a central hallway that provides access to all rooms. The spacious open-plan kitchen/living/dining room spans the depth of the apartment, offering a bright and comfortable area for daily living. The kitchen area includes a range of fitted units, a built-in cooker, and designated spaces for appliances, while the living space benefits from dual-aspect windows that allow natural light to flow through the room.

The generous bedroom is positioned to the front of the property and provides ample space for bedroom furniture. Adjacent to this is the well-appointed bathroom, fitted with a three-piece suite including a bath with overhead shower, wash basin, and WC. There is also a useful airing cupboard accessible from the hallway for additional storage.

Outside, the property benefits from allocated parking, ensuring you always have a convenient space available.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Two windows to the side, airing cupboard and storage cupboard.

## Lounge/Kitchen/Diner

Double door to Juliet balcony, laminate flooring, fireplace, three windows, high and low level storage with worktops over, tiled splashbacks, oven with gas hob, space for appliances, stainless steel 1 and 1/2 basin with mixer tap.

## Bathroom

Bath with shower over, tiled splashbacks, wash hand basin, WC, shaver point, vinyl flooring and heated towel rail.

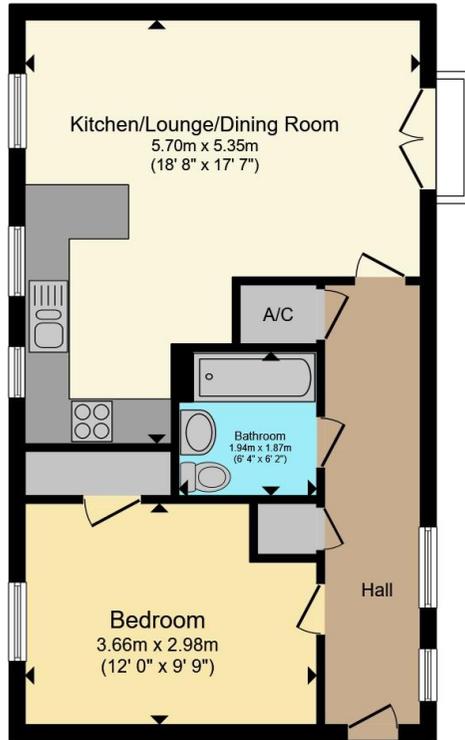
## Bedroom

Window, carpet and storage cupboard.

## Outside

## Allocated Parking





Total floor area 50.7 m<sup>2</sup> (546 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01733 314 775**  
**E [peterborough@connells.co.uk](mailto:peterborough@connells.co.uk)**

14 Cowgate  
 PETERBOROUGH PE1 1NA

EPC Rating: C Council Tax Band: A

Service Charge: 2900.00

Ground Rent: 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO312778](http://connells.co.uk/Property/PBO312778)**

This is a Leasehold property with details as follows; Term of Lease 141 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PBO312778 - 0003