

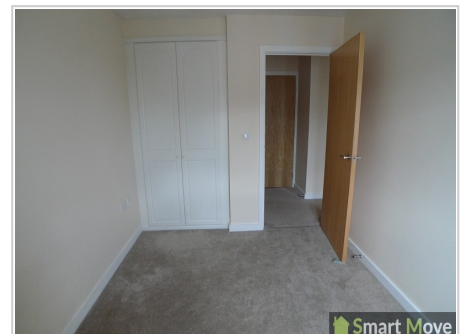
PROPERTY OF THE WEEK

**16 Clayburn Road
Hampton Centre
Peterborough
Cambridgeshire.
PE7 8GL**

£675 Monthly *



- Two bedrooms
- Open plan Kitchen Lounge
- Allocated Parking
- Available 30th November
- Electric Heating
- Double Glazed



Ref: PRA11987

General Description

Smartmove are pleased to offer for rent this modern two bedroom flat in the popular location of Hampton. The property comprises of Lounge, Kitchen, two bedrooms and a bathroom with an allocated parking space. To arrange a viewing please contact our lettings team on 01733 313373.

Accommodation

Entrance Hall



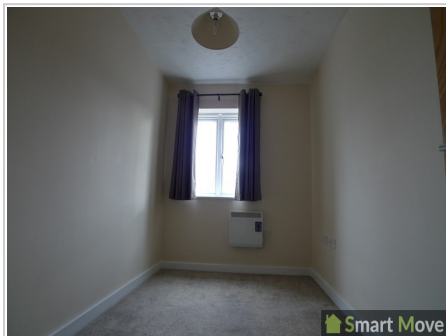
Kitchen/Lounge (21' 0" x 13' 04") or (6.40m x 4.06m)

Fitted with a matching range of base and eye level units with work top space over, 1½ bowl stainless steel sink unit with single drainer, washing machine, built-in electric oven, four ring electric hob with extractor hood over, UPVC double glazed to side.



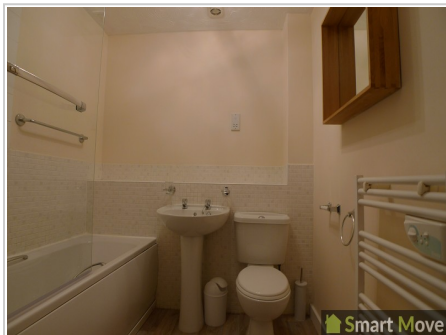
Bedroom 1 (11' 02" x 8' 06") or (3.40m x 2.59m)

UPVC double glazed window to front, built-in double wardrobe, wall mounted electric heater, Tv point, Carpet



Bedroom 2 (10' 10" x 6' 09") or (3.30m x 2.06m)

UPVC double glazed window to front, wall mounted electric heater, Tv point, carpet



Bathroom (6' 08" x 6' 03") or (2.03m x 1.91m)

Three piece suite, bath with shower attachment and mixer tap, wash hand basin, shaver point and low-level WC, towel rail, extractor fan

Services

Mains electricity, mains water, mains drainage

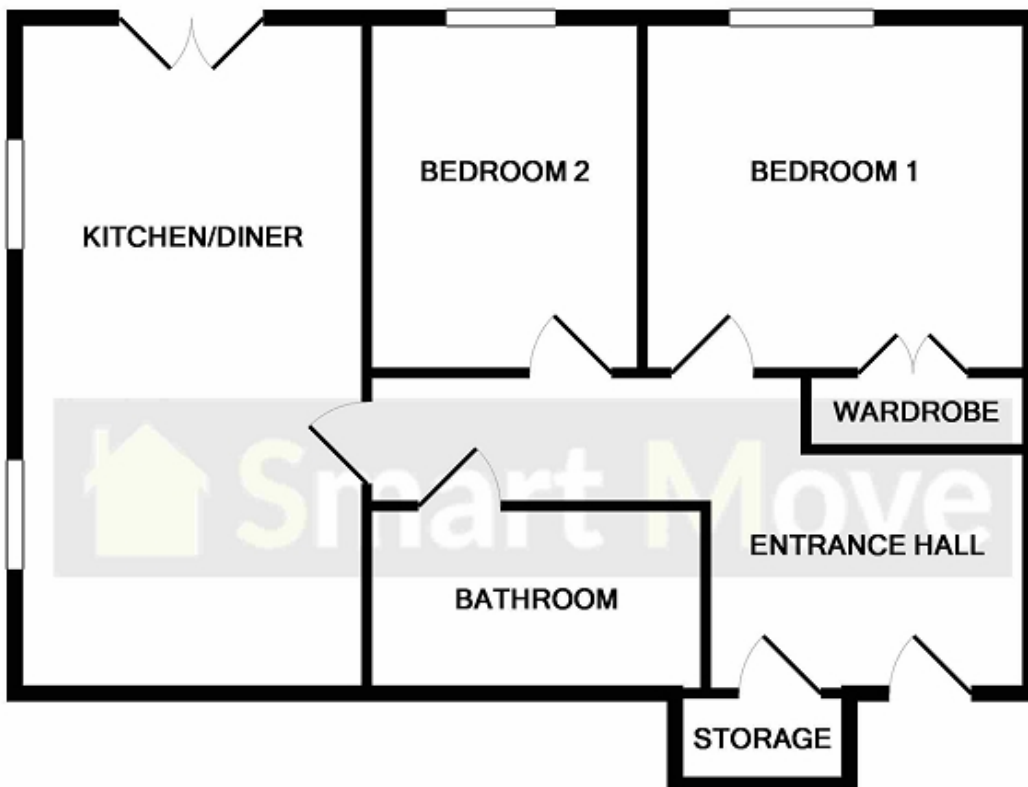
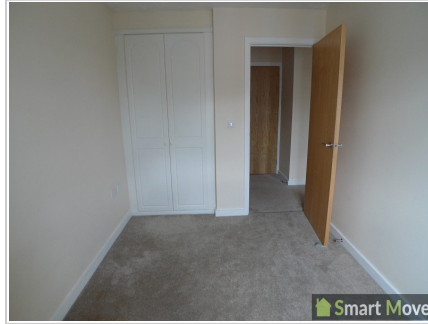
EPC Rating:76

Tenure

We are informed that the tenure is

Council Tax

Band A



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us

from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.