

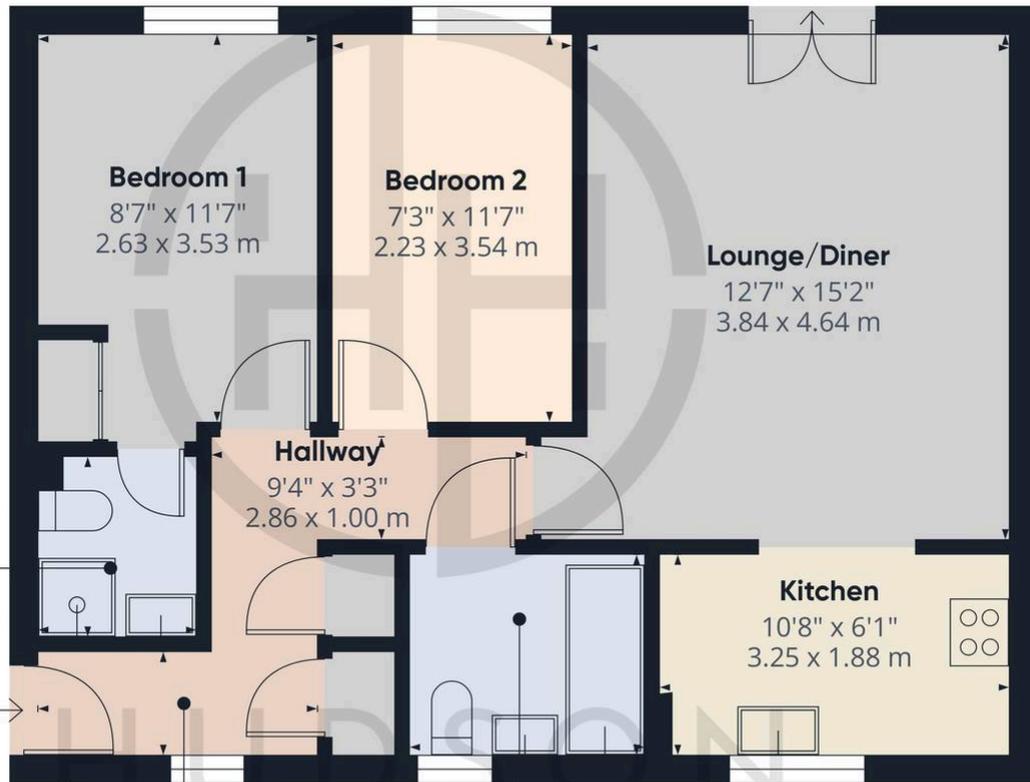


207 Eagle Way, Hampton Centre

£135,000 Leasehold



Offered with no forward chain, enabling a smoother and potentially quicker purchase • First-floor flat overlooking Hampton Park, enjoying pleasant views and a desirable position • Open-plan lounge/diner to kitchen with Juliet balcony overlooking the park, creating a bright and sociable living space with attractive views • Integrated open-plan kitchen, providing a modern and functional cooking space • Bedroom one with built-in wardrobes and en-suite shower room, providing practical storage and private facilities • Internal floor area approximately 624 sq ft, providing well-proportioned accommodation throughout • A term of 999 years from 29 September 2005 (Years remaining: approximately 979 years) • Ground rent - £267.49 per year. Service charge - £1,352.23 per year • Secure allocated parking at the rear of the property, providing convenient and safe off-road parking • Easy access to shops, schools, road networks, and local amenities, offering excellent convenience for everyday living and commuting



En-Suite
5'0" x 5'5"
1.53 x 1.66 m

Bedroom 1
8'7" x 11'7"
2.63 x 3.53 m

Bedroom 2
7'3" x 11'7"
2.23 x 3.54 m

Lounge/Diner
12'7" x 15'2"
3.84 x 4.64 m

Hallway
9'4" x 3'3"
2.86 x 1.00 m

Hallway
8'6" x 3'5"
2.61 x 1.06 m

Bathroom
7'1" x 6'1"
2.16 x 1.87 m

Kitchen
10'8" x 6'1"
3.25 x 1.88 m

Approximate total area⁽¹⁾
606 ft²
56.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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