



38 The Views George Street, Huntingdon PE29 3BY

Guide Price £120,000

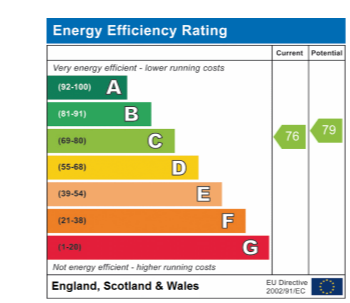
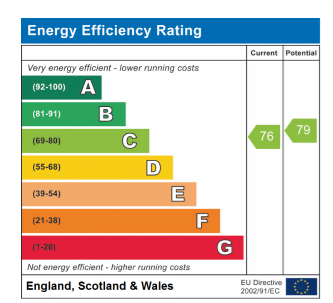
- Appealing Town Centre Apartment
- Over 60's Development
- Third Floor Position With Field Views
- Landscaped Communal Gardens
- Convenient Town Centre Location
- No Chain And Vacant Possession



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Panel Door To

Entrance Hall

10' 10" x 3' 4" (3.30m x 1.02m)

Access to insulated loft space, Economy 7 storage heater, entry telephone system, shelved cupboard housing meters, fuse box and master switch, coving to ceiling.

Shower Room

8' 10" x 7' 3" (2.69m x 2.21m)

Re-fitted in a three piece suite comprising low level WC, heated electric towel rail, oversized screened shower enclosure with independent shower unit fitted over, vanity wash hand basin, shaver light point, walk in airing cupboard housing pressurised hot water system with shelving, full ceramic tiling, Creda electric wall heater, coving to ceiling, extractor, non-slip vinyl flooring.

Bedroom 1

14' 1" x 8' 10" (4.29m x 2.69m)

UPVC window to garden aspect, Economy 7 storage heater, wardrobe range with hanging and shelving, TV point, coving to ceiling.

Sitting Room

17' 5" x 12' 6" (5.31m x 3.81m)

A light double aspect room with two UPVC windows to two rear aspects, Economy 7 storage heater, TV point, telephone point, coving to ceiling, glazed internal double doors access

Kitchen

9' 0" x 5' 9" (2.74m x 1.75m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, appliance spaces, drawer units, integral electric oven and ceramic hob with suspended extractor and bridging unit above, single drainer stainless steel sink unit, Creda electric heater, vinyl floor covering, UPVC window to garden aspect, coving to ceiling.

Outside

There are pleasantly landscaped and well tended communal gardens surrounding the property.

Tenure

Leasehold
125 years with 104 years remaining
Ground Rent - £330.00 per annum
Service Charge - £2,880.00 per annum
Council Tax Band - B

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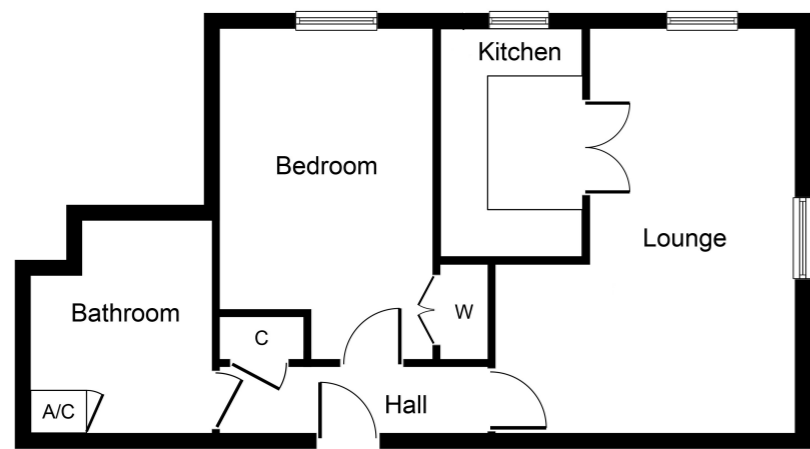
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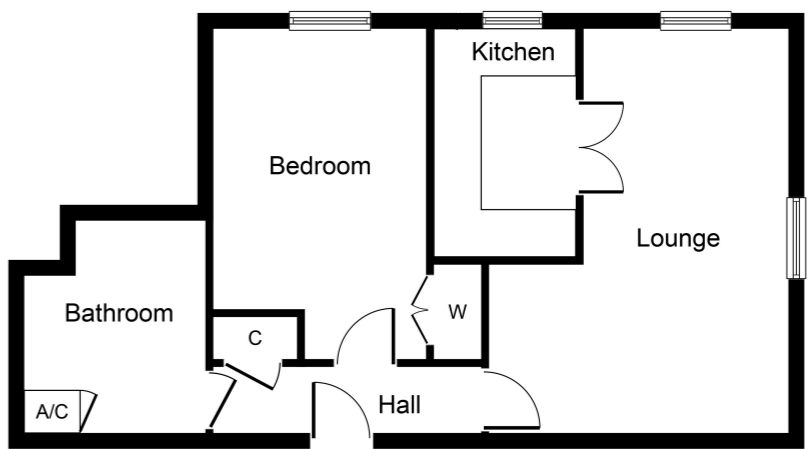
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Approximate Floor Area
385 sq. ft.
(43.5 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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