



Grammar School Walk, Huntingdon PE29 3LT

Guide Price £150,000

- Generous First Floor Apartment
- One Bedroom
- Sitting Room With Bay Window
- Gas Central Heating
- Over 530 Sq Ft Of Accommodation
- Private Designated Parking
- Communal Outside Space And Bike Store
- Walking Distance Of Railway And Bus Station
- Ideal First Time Buy Or Buy To Let Opportunity

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	76	76
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Huntingdon 01480 414800

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Secure Communal Entrance Hall

Accessed via entry code door and leads to

First Floor Landing

Panel door to

Entrance Hall

8' 1" x 6' 1" (2.46m x 1.85m)

Central heating thermostat, double panel radiator, coats hanging area, fuse box and master switch.

Shower Room

10' 6" x 4' 8" (3.20m x 1.42m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, screened shower enclosure with independent shower unit fitted over, extensive tiling, recessed lighting, vinyl floor covering, double panel radiator, two windows to rear elevation, inner door to

Bedroom 1

16' 2" x 10' 3" (4.93m x 3.12m)

Gothic arch sash picture window to front aspect, double panel radiator, shelved display recess, wardrobe recess.

Sitting Room

20' 11" x 13' 1" (6.38m x 3.99m)

Incorporating **Kitchen**. An impressive central bay window with three Gothic arch picture windows to front aspect, TV point, telephone point, two double panel radiators, recessed lighting,.

Kitchen

Fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, drawer units, appliance spaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, concealed gas fired central heating boiler serving hot water system and radiators, integral electric stainless steel oven and ceramic hob, part vinyl floor covering.

Outside

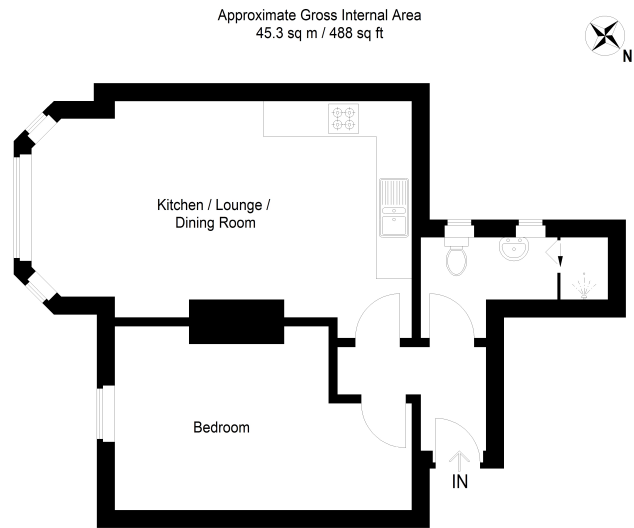
There are surrounding outside areas and a communal bike store. The private, designated parking space is positioned to the front of the development within sight of the flat window.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Leasehold
125 years with 115 years remaining
Ground Rent - £150.00 per annum
Service Charge - £950.00 per annum
Council Tax Band - A



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1251053)
Housepix Ltd



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60 High Street Huntingdon 01480 414800	10 The Pavement St Ives 01480 460800	24 High Street Kimbolton 01480 860400	32 Market Square St. Neots 01480 406400	5 Cross Street Peterborough 01733 209222	66-68 St. Loyes St Bedford 01234 327744	Cashel House 15 Thayer St, London 0870 1127099

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