



**Chestnut Grove, Great Stukeley PE28 4AD**

**OIRO £200,000**

- Offers Considered Between £200,000 and £205,000
- Beautifully Presented Luxury First Floor Executive Apartment
- Two Double Bedrooms
- Stunning Formal Parkland Gardens
- Open Countryside Views
- Stunning Re-Fitted Kitchen And Four Piece Family Bathroom
- Hugely Desirable Development
- No Forward Chain
- Lease Renewed To 999 Years In 2017
- Service Charge Paid Until October 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

**Peter Lane & PARTNERS**  
Est. 1990

**Huntingdon 01480 414800**

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk

Communal Entrance Porch To

Secure communal entrance to

Communal Entrance Hall

Stairs to first floor, door to secondary landing leading to solid door to

Reception Hall

Security entry telephone, airing cupboard housing hot water cylinder and shelving.

Kitchen/Breakfast Room

13' 5" x 9' 1" (4.09m x 2.77m)

Fitted in a quality range of Shaker style base and wall mounted cabinets with complementing laminate work surfaces and re-tiled surrounds, triple glazed window to front aspect with integral window seating, integral double stainless steel electric oven and ceramic hob with suspended extractor unit fitted above, drawer units and pan drawers, integrated fridge freezer, automatic washing machine and dishwasher, single drainer sink unit with mixer tap, composite floor covering.

Living Room

15' 3" x 11' 7" (4.65m x 3.53m)

Three triple glazed windows to rear aspect, feature central fireplace with moulded timber surround, wall light points, independent contemporary electric radiator, cornicing to ceiling.

Principal Bedroom

14' 3" x 11' 2" (4.34m x 3.40m)

Two triple glazed aspect windows to rear garden, double wardrobe with hanging and shelving, contemporary independent electric radiator.

Bedroom 2

11' 4" x 9' 6" (3.45m x 2.90m)

Triple glazed window to rear aspect, contemporary independent electric radiator.

Family Bathroom

8' 3" x 8' 0" (2.51m x 2.44m)

Re-fitted in a four piece contemporary white suite comprising low level WC, vanity wash hand basin, extensive tiling, corner bath, screened shower enclosure with independent shower unit fitted over, inset vanity mirror with low level lighting, shaver light point, independent radiator and convector heater, fitted wall unit.

Outside

The development stands in impressive formal communal gardens extending to approximately two acres with ornamental pond, a large selection of mature trees with open fields and stunning countryside outlook. There is a brick paviour parking area to the rear and an external storage shed.

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.

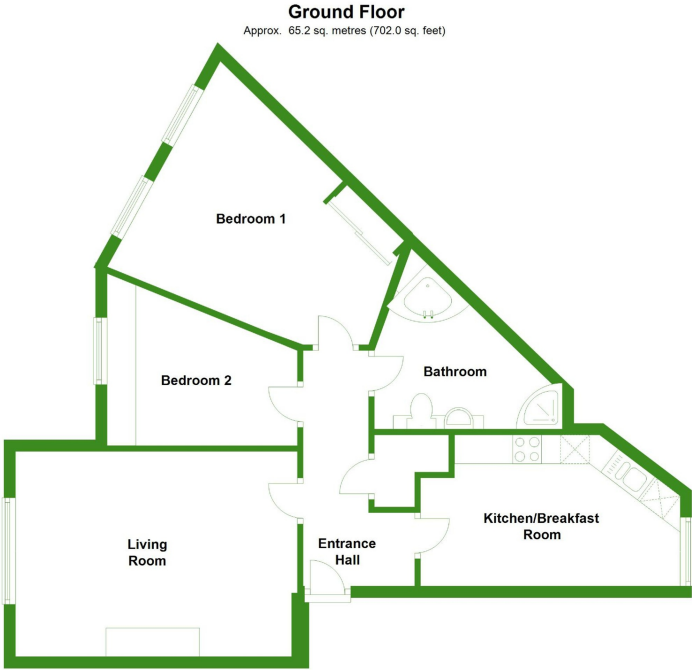
Tenure

Share of Freehold

Lease renewed to 999 years in 2017

Annual Maintenance Charge - £2,800 per annum paid up until October 2025

Council Tax Band - B



Huntingdon

60 High Street  
Huntingdon  
01480 414800

St Ives

10 The Pavement  
St Ives  
01480 460800

Kimbolton

24 High Street  
Kimbolton  
01480 860400

St Neots

32 Market Square  
St. Neots  
01480 406400

Peterborough

5 Cross Street  
Peterborough  
01733 209222

Bedford Office

66-68 St. Loyes St  
Bedford  
01234 327744

Mayfair Office

Cashel House  
15 Thayer St, London  
0870 1127099

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