



Flat 2, 11 East Street, Huntingdon PE29 1WZ

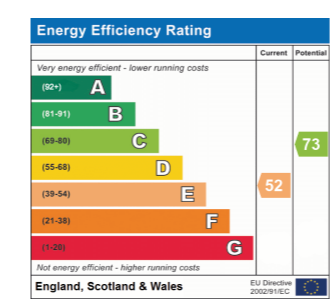
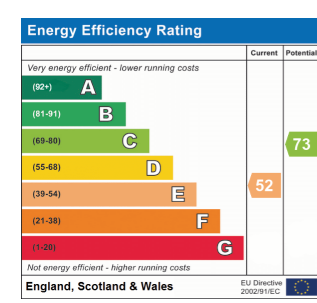
Flat 2, 11 East Street, Huntingdon PE29 1WZ

Guide Price £135,000

Guide Price £135,000

- Great Sized Apartment
- Two Bedrooms
- Electric Heating
- Private Parking To Rear
- Desirable Newtown Area Of Huntingdon
- Ideal First Time Buy Or Buy To Let Opportunity
- Vacant Possession And No Chain

- Great Sized Apartment
- Two Bedrooms
- Electric Heating
- Private Parking To Rear
- Desirable Newtown Area Of Huntingdon
- Ideal First Time Buy Or Buy To Let Opportunity
- Vacant Possession And No Chain



## Replacement Panel Door To

## Communal Entrance Hall

Door leading to

## Hallway

Stairs to first floor to

## Galleried Landing

Arranged over two levels with window to rear aspect, panel work to ceiling, re-decorated throughout, double cloaks cupboard with hanging and storage, access to insulated loft space.

## Kitchen

9' 4" x 8' 3" (2.84m x 2.51m) plus recess

Fitted in a range of base units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, electric cooker point with extractor unit fitted above, UPVC window to rear aspect, Dimplex wall heater, plumbing for automatic washing machine, vinyl flooring.

## Inner Hall

Airing cupboard housing pressurised hot water system with shelving.

## Family Bathroom

8' 3" x 5' 7" (2.51m x 1.70m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with folding screen, UPVC window to rear aspect, Dimplex wall heater, radiator incorporating towel rail, vinyl flooring.

## Bedroom 1

13' 1" x 9' 5" (3.99m x 2.87m)

UPVC window to rear aspect, Economy 7 storage heater.

## Sitting Room

13' 3" x 9' 7" (4.04m x 2.92m)

UPVC window to front aspect, Economy 7 storage heater, TV point, telephone point, picture rail.

## Bedroom 2

10' 4" x 5' 7" (3.15m x 1.70m)

UPVC window to front aspect, wardrobe recess with hanging and shelving, Economy 7 storage heater.

## Outside

There is designated parking for one vehicle positioned to the rear of the property accessed via Cross Street and on street parking subject to availability to the front.

## Tenure

Leasehold

999 years from 1988

Ground Rent - £1.00 per annum

Shared Maintenance

## Replacement Panel Door To

## Communal Entrance Hall

Door leading to

## Hallway

Stairs to first floor to

## Galleried Landing

Arranged over two levels with window to rear aspect, panel work to ceiling, re-decorated throughout, double cloaks cupboard with hanging and storage, access to insulated loft space.

## Kitchen

9' 4" x 8' 3" (2.84m x 2.51m) plus recess

Fitted in a range of base units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, electric cooker point with extractor unit fitted above, UPVC window to rear aspect, Dimplex wall heater, plumbing for automatic washing machine, vinyl flooring.

## Inner Hall

Airing cupboard housing pressurised hot water system with shelving.

## Family Bathroom

8' 3" x 5' 7" (2.51m x 1.70m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with folding screen, UPVC window to rear aspect, Dimplex wall heater, radiator incorporating towel rail, vinyl flooring.

## Bedroom 1

13' 1" x 9' 5" (3.99m x 2.87m)

UPVC window to rear aspect, Economy 7 storage heater.

## Sitting Room

13' 3" x 9' 7" (4.04m x 2.92m)

UPVC window to front aspect, Economy 7 storage heater, TV point, telephone point, picture rail.

## Bedroom 2

10' 4" x 5' 7" (3.15m x 1.70m)

UPVC window to front aspect, wardrobe recess with hanging and shelving, Economy 7 storage heater.

## Outside

There is designated parking for one vehicle positioned to the rear of the property accessed via Cross Street and on street parking subject to availability to the front.

## Tenure

Leasehold

999 years from 1988

Ground Rent - £1.00 per annum

Shared Maintenance

|   |   |   |   |
|---|---|---|---|
| <b>Huntingdon</b><br>60 High Street<br>Huntingdon<br>01480 414800 | <b>Kimbolton</b><br>24 High Street<br>Kimbolton<br>01480 860400 | <b>St Neots</b><br>32 Market Square<br>St.Neots<br>01480 406400 | <b>Mayfair Office</b><br>Cashel House<br>15 Thayer St, London<br>0870 1127099 |
|---|---|---|---|

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.

|   |   |   |   |
|---|---|---|---|
| <b>Huntingdon</b><br>60 High Street<br>Huntingdon<br>01480 414800 | <b>Kimbolton</b><br>24 High Street<br>Kimbolton<br>01480 860400 | <b>St Neots</b><br>32 Market Square<br>St.Neots<br>01480 406400 | <b>Mayfair Office</b><br>Cashel House<br>15 Thayer St, London<br>0870 1127099 |
|---|---|---|---|

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.