



Grammar School Walk, Huntingdon PE29 3LF

Grammar School Walk, Huntingdon PE29 3LF

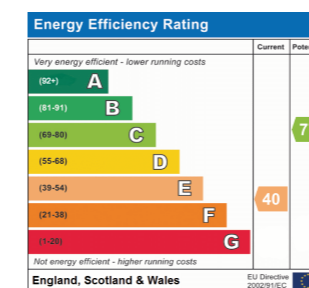
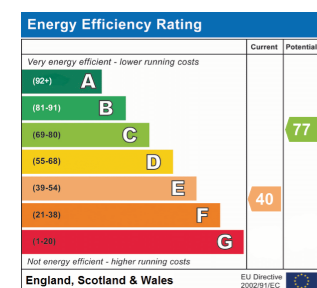


**£150,000**

- Split Level Apartment
- Two Bedrooms
- Large Living Room
- Parking Facility to Front.
- Popular Development
- Town Centre Location
- Walking Distance Of Bus And Train Stations
- Ideal First Time Buy Or Buy To Let Opportunity
- No Forward Chain

**£150,000**

- Split Level Apartment
- Two Bedrooms
- Large Living Room
- Parking Facility to Front.
- Popular Development
- Town Centre Location
- Walking Distance Of Bus And Train Stations
- Ideal First Time Buy Or Buy To Let Opportunity
- No Forward Chain





### Solid Timber Door To

### Entrance Hall

Meter cupboard, storage cupboard with hanging rail, stairs to first floor landing.

### Living/Dining Room

19' 0" x 12' 2" (5.79m x 3.71m)  
Double glazed window to front aspect, wall mounted convector heater, under stairs storage cupboard, arch way through to

### Kitchen

12' 6" x 6' 2" (3.81m x 1.88m)  
Double glazed bay window to front aspect, fitted in a range of base, drawer and wall mounted units with complementing work surface and tiling, single drainer sink unit, space and plumbing for automatic washing machine, space for cooker.

### First Floor Landing

Access to

### Bedroom 1

13' 1" x 10' 10" (3.99m x 3.30m)  
Double glazed window to front aspect, wall mounted convector heater, double built in wardrobe.

### Bedroom 2

15' 5" x 7' 10" (4.70m x 2.39m)  
Double glazed window to front aspect, wall mounted convector heater, double built in wardrobe.

### Family Bathroom

Fitted in a modern three piece suite comprising low level WC, wash hand basin, panel bath with shower screen and shower over, heated towel rail.

### Outside

Allocated parking for one vehicle.

### Tenure

Leasehold with 154 years remaining  
Service Charge - £110.00 per month  
Ground Rent - £25 per quarter  
Council Tax Band - B

### Solid Timber Door To

### Entrance Hall

Meter cupboard, storage cupboard with hanging rail, stairs to first floor landing.

### Living/Dining Room

19' 0" x 12' 2" (5.79m x 3.71m)  
Double glazed window to front aspect, wall mounted convector heater, under stairs storage cupboard, arch way through to

### Kitchen

12' 6" x 6' 2" (3.81m x 1.88m)  
Double glazed bay window to front aspect, fitted in a range of base, drawer and wall mounted units with complementing work surface and tiling, single drainer sink unit, space and plumbing for automatic washing machine, space for cooker.

### First Floor Landing

Access to

### Bedroom 1

13' 1" x 10' 10" (3.99m x 3.30m)  
Double glazed window to front aspect, wall mounted convector heater, double built in wardrobe.

### Bedroom 2

15' 5" x 7' 10" (4.70m x 2.39m)  
Double glazed window to front aspect, wall mounted convector heater, double built in wardrobe.

### Family Bathroom

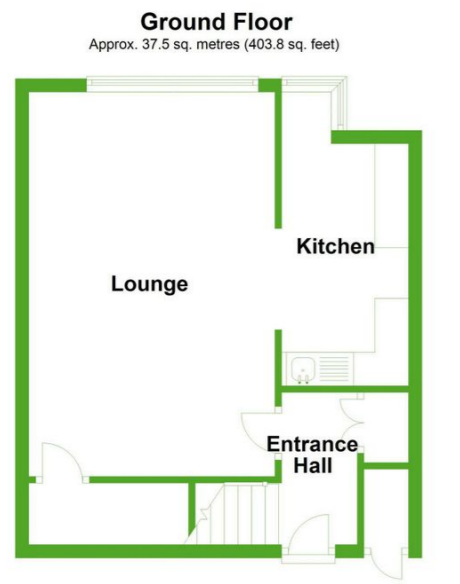
Fitted in a modern three piece suite comprising low level WC, wash hand basin, panel bath with shower screen and shower over, heated towel rail.

### Outside

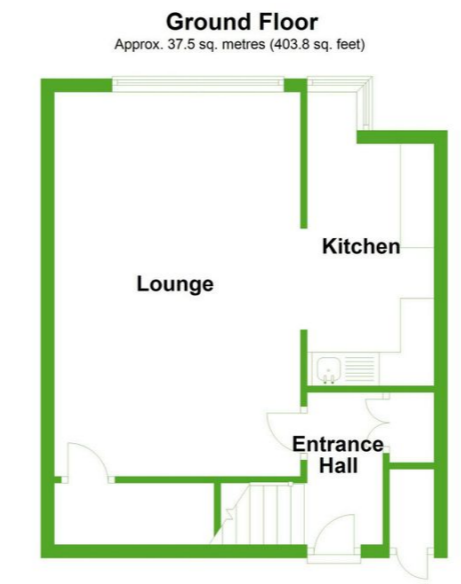
Allocated parking for one vehicle.

### Tenure

Leasehold with 154 years remaining  
Service Charge - £110.00 per month  
Ground Rent - £25 per quarter  
Council Tax Band - B



Total area: approx. 75.5 sq. metres (813.0 sq. feet)  
**36 Parkside, Huntingdon**



Total area: approx. 75.5 sq. metres (813.0 sq. feet)  
**36 Parkside, Huntingdon**



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