



Princes Street, Huntingdon PE29 3PT

Guide Price £200,000

- Stunning Contemporary Penthouse Apartment
- Two Bedrooms With En Suite To Principal Bedroom
- Impressive Open Plan Kitchen/Living Space
- Secure Underground Parking
- Pleasant Communal Gardens
- Easy Access To The Railway Station
- Convenient Town Centre Location
- 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)	73	81
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		

Peter Lane & PARTNERS
Est. 1990

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Secure Communal Entrance To

Entrance Hall

Stairwell leading to inner hall and panel door to

Penthouse Hallway

Laminate flooring, coats hanging area, walk-in airing cupboard housing hot water cylinder and shelving, double wardrobe with hanging and storage. contemporary mirrored panel door.

Sitting Room

22' 7" x 18' 1" (6.88m x 5.51m)

A light ,open plan contemporary space with French doors to a Juliette balcony offering appealing views over the town centre, TV point, telephone point, wall mounted contemporary electric heater, central dividing peninsula unit incorporating four stool breakfast bar and fitted in a range of base units with work surfaces and tiling, integral electric oven, ceramic hob with suspended extractor fan above, single drainer stainless steel sink unt with directional mixer tap, integrated automatic washing machine, space for fridge, part laminate flooring, fixed display shelving and entry phone system.

Principal Bedroom

13' 5" x 13' 5" (4.09m x 4.09m)

A light double aspect room with double glazed windows to two aspects, independent electric wall heater, dado rail and fixed display shelving unit.

En Suite Shower Room

Fitted in a range of white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap, tiling, screened shower enclosure with independent shower fitted over, double glazed window to side aspect, ceramic tiled flooring and chrome heated towel rail.

Bedroom 2

Double glazed window to side aspect enjoying views over the town centre, wardrobe recess and independent electric heater.

Family Bathroom

7' 9" x 6' 10" (2.36m x 2.08m)

Fitted in a range of white sanitary ware comprising low level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, mirrored panel wall, panel bath with hand mixer shower, ceramic tiled flooring, extractor and shaver point.

Outside

There is a designated secure underground parking space for one vehicle and landscaped communal gardens. surround the development.

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.

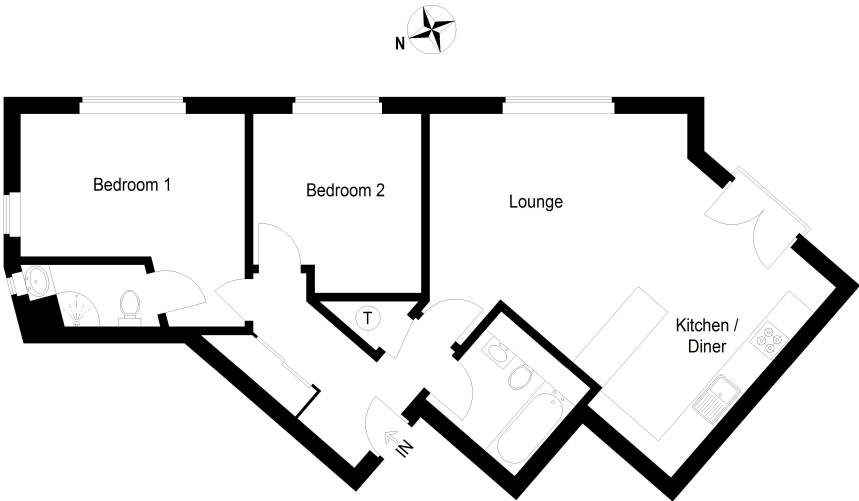
TENURE

Council Tax Band B
Leasehold
999 years issued in 2010
Approx 895 years remaining

Ground rent approx £300 per annum
Service charge £2413 per annum

Additional £180 payable annually

Approximate Gross Internal Area = 68.1 sq m / 733 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1226853)
Housepix Ltd



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