



George Street, Huntingdon PE29 3BY

£125,000

- Second Floor Apartment
- Over 60's Development
- Two Double Bedrooms
- Views Over Communal Grounds
- Off Road Parking Provision (subject to availability)
- Short Distance To The Town Centre
- Close Proximity To The Train Station
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(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		
EU Directive 2002/91/EC		



Huntingdon 01480 414800

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

huntingdon@peterlane.co.uk

Solid Door To

Entrance Hall

Coving to ceiling, storage heater.

Living/Dining Room

17' 9" x 11' 10" maximum (5.41m x 3.61m)

Coving to ceiling, French doors opening to Juliette Balcony with views over the communal gardens, storage heater, double doors to

Kitchen

8' 9" x 5' 7" (2.67m x 1.70m)

Double glazed window, fitted in a modern range of base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, one and a half bowl single drainer stainless steel sink unit with mixer tap, space for fridge, integrated electric oven and hob with cooker hood over, wall mounted electric heater.

Bedroom 1

12' 4" x 10' 2" (3.76m x 3.10m)

Double glazed window to front aspect, coving to ceiling, built in wardrobes with mirror folding doors, hanging and shelving, airing cupboard housing hot water cylinder and shelving.

Bedroom 2

12' 6" x 9' 0" (3.81m x 2.74m)

Double glazed window to front aspect, coving to ceiling, wall mounted electric heater.

Bathroom

Fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with shower unit over, complementing tiling, coving to ceiling, wall mounted electric heater.

Outside

There are well kept communal grounds and parking provision (subject to availability).

Agents Note

The development benefits from a resident house manager, communal lounge and laundry room with a lift to all floors.

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

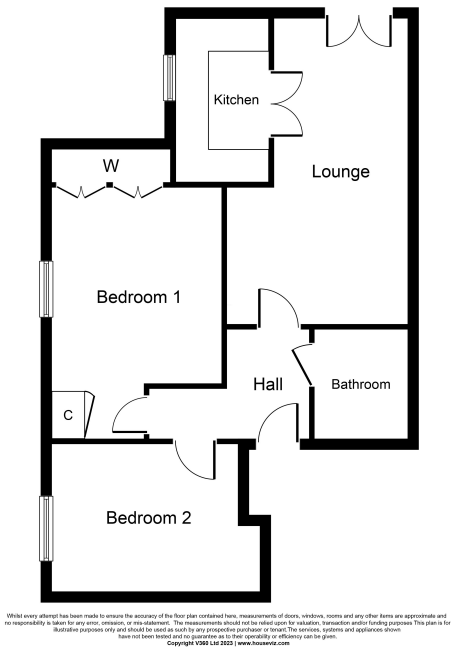
Leasehold

125 Year Lease with 103 Years Remaining

Ground Rent - £852.50 per annum

Service Charge - £4,333.16 per annum

Council Tax Band - C



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

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.