



George Street, Huntingdon PE29 3BY

£60,000

- ## Being Sold Via Secure Sale Online Bidding - Terms & Conditions Apply - Starting Bid - £60,000 ##
- Well Appointed Over 60's Apartment
- Lovely Outlook On To The Communal Gardens
- Electric Heating
- Convenient Town Centre Location
- Desirable Retirement Community
- Close To Train And Bus Stations
- Communal Parking And Gardens
- No Forward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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Panel Door To**Entrance Hall**

6' 11" x 3' 3" (2.11m x 0.99m)

Telephone entry system, walk in airing cupboard housing hot water cylinder, shelving, consumer unit and meters.

Family Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Fitted in a three piece suite comprising low level WC, vanity wash hand basin with cabinet storage, panel bath with independent shower fitted over, full ceramic tiling, shaver light point, Creda electric wall heater, extractor, coving to ceiling.

Bedroom

15' 11" x 10' 8" (4.85m x 3.25m)

UPVC window to rear aspect, Economy 7 storage heater, coving to ceiling, wardrobe range with hanging and shelving.

Sitting/Dining Room

18' 0" x 11' 2" (5.49m x 3.40m)

UPVC window to rear aspect, Economy 7 storage heater, TV point, telephone point, coving to ceiling, glazed internal double doors access

Kitchen

8' 11" x 5' 10" (2.72m x 1.78m)

UPVC window to garden aspect, Creda wall heater, fitted in a range of base and wall mounted units with work surfaces and tiling, integral electric oven and hob with bridging unit and extractor fitted above, drawer units, single drainer stainless steel sink unit with mixer tap, appliance spaces, coving to ceiling, vinyl floor covering.

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

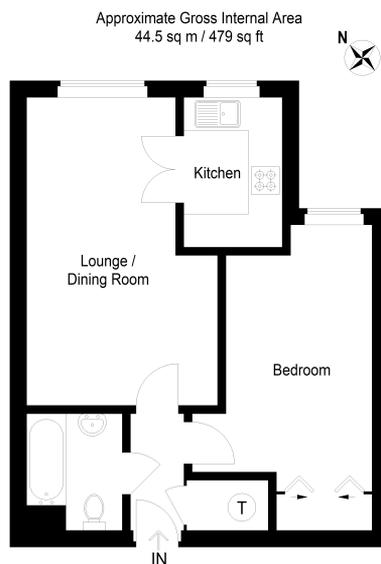
Leasehold

125 years with 102 remaining

Ground Rent - TBC

Service Charge - TBC

Council Tax Band - B



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. (ID1044948)
Housepix Ltd

Peter Lane & Partners
EST 1990

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

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