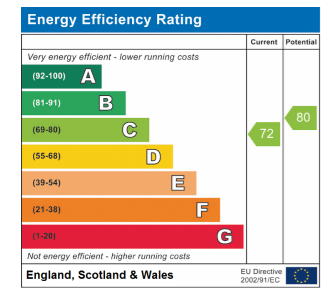




The Views, George Street, Huntingdon PE29 3BY

Guide Price £135,000

- Superb Ground Floor Retirement Apartment
- Garden Flat With Independent Access To Communal Gardens
- Two Bedrooms
- Re-Fitted Kitchen And Sanitaryware
- One Of The Most Desirable Apartments Within The Development
- Exclusive Over 60's Development
- No Forward Chain



Huntingdon 01480 414800

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

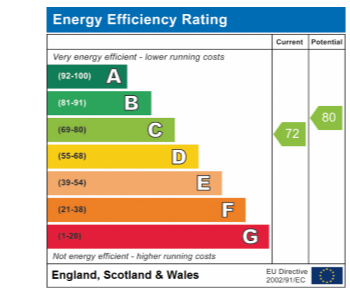
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**Secure Communal Entrance Area To**

Panel door accessing

**Entrance Hall**

7' 10" x 6' 11" (2.39m x 2.11m)

Economy 7 storage heater, security system, coving to ceiling, inner door to

**Shower Room**

6' 7" x 5' 6" (2.01m x 1.68m)

Re-fitted in a three piece contemporary white suite comprising oversized vanity unit with mixer tap, walk in screened shower enclosure with over head shower and additional hand mixer shower, low level WC, full ceramic tiling, extractor, shaver light point, coving to ceiling, ceramic tiled flooring.

**Bedroom 1**

15' 9" x 9' 10" (4.80m x 3.00m)

Airing cupboard housing hot water cylinder and shelving, extensive wardrobe range with hanging and shelving, UPVC window to garden aspect, coving to ceiling.

**Bedroom 2**

12' 6" x 9' 6" (3.81m x 2.90m)

UPVC window to garden aspect, wardrobe with hanging and shelving, electric panel heater, coving to ceiling.

**Sitting Room**

17' 5" x 11' 2" (5.31m x 3.40m)

Central natural stone fireplace with inset electric fire, Economy 7 storage heater, coving to ceiling, TV point, telephone point, UPVC door to garden terrace to the communal gardens.

**Kitchen**

8' 10" x 5' 10" (2.69m x 1.78m)

Re-fitted in a contemporary range of base and wall mounted cabinets with complementing work surfaces and re-tiled contemporary tiling, single drainer resin sink unit with mixer tap and up-stands, integral electric oven and ceramic hob with bridging unit and extractor fitted above, under unit lighting, drawer units, appliance spaces, over lit pelmet, UPVC window to garden aspect, ceramic tiled flooring.

**Outside**

The property sits in well tended communal gardens.

**Tenure**

Leasehold  
125 year lease with 103 years remaining  
Ground Rent - TBA  
Maintenance Charge - TBA  
Council Tax Band - C

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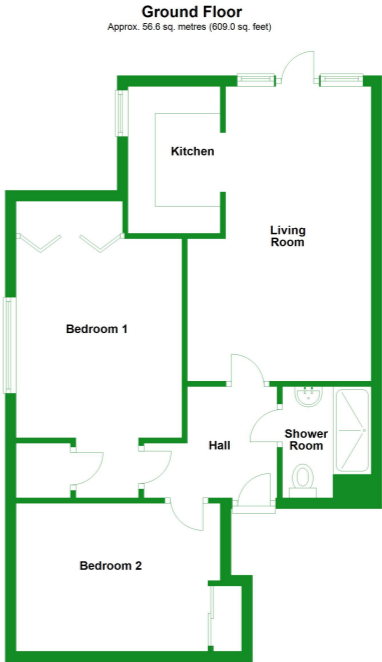
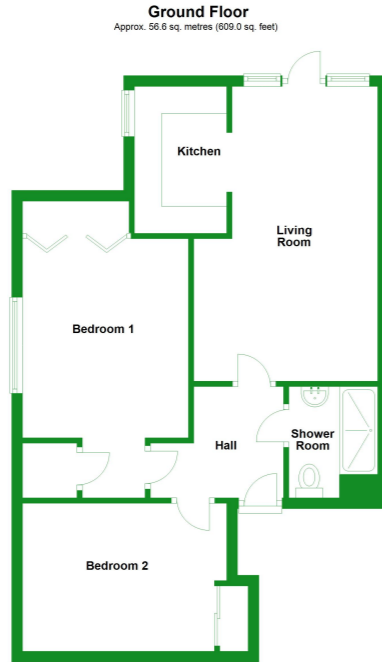
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