



Stukeley Park, Great Stukeley, Huntingdon PE28 4AD

£192,995

- Delightful 1st floor apartment
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Private Parking
- Beautiful Parkland Setting
- Exclusive Private Development
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	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		

Peter Lane & PARTNERS
Est. 1990

Huntingdon 01480 414800

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

huntingdon@peterlane.co.uk

Secure Communal Entrance Hall To

Secondary landing with panel door to

Flat Entrance Hall

13' 10" x 6' 7" (4.22m x 2.01m)

Economy 7 storage heater, coving to ceiling, entry telephone system, shelved storage cupboard.

Sitting Room

16' 3" x 11' 7" (4.95m x 3.53m)

UPVC triple glazed windows to garden aspect enjoying stunning views over open parkland, central decorative fireplace with moulded timber surround and electric fire point, dimmer switch, TV point, telephone point, wall light points, Economy 7 storage heater, cornicing to ceiling, decorative wall panels.

Kitchen/Breakfast Room

13' 9" x 9' 1" (4.19m x 2.77m)

Triple glazed window to front aspect with window seating, fitted in a traditional range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl resin sink unit with mixer tap, appliance spaces, drawer units, pan drawers, integral ceramic hob with bridging unit and extractor above, integral double electric oven, further appliance spaces, slimline electric panel heater, coving to ceiling.

Family Bathroom

8' 2" x 7' 10" (2.49m x 2.39m)

Fitted in a three piece suite comprising corner bath with folding shower screen and independent shower unit fitted over, pedestal wash hand basin with mixer tap, Dimplex wall heater, low level WC, full ceramic tiling, heated towel rail.

Bedroom 1

14' 8" x 11' 7" (4.47m x 3.53m)

Twin UPVC windows to rear aspect, double wardrobe with hanging and shelving, slimline electric panel heater.

Bedroom 2

10' 10" x 9' 4" (3.30m x 2.84m)

Slimline electric panel heater, UPVC triple glazed window to rear aspect, coving to ceiling.

Outside

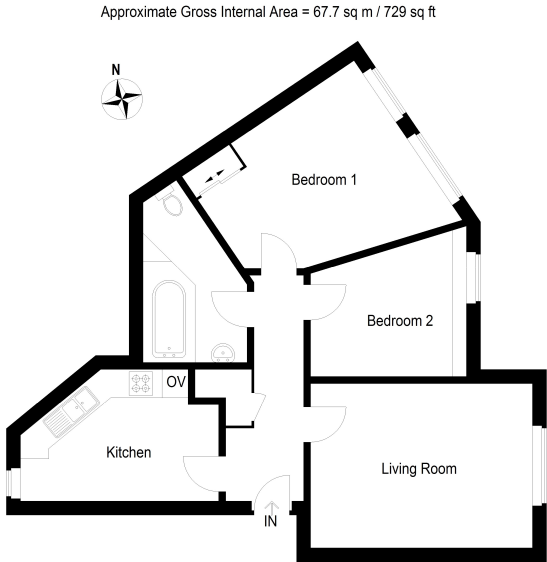
Formal gardens arranged as parkland surround the development and extend to several acres. There are expansive lawns with mature and ornamental trees, ornamental pond and water feature and the most beautiful open views to the rear. There is private parking provision and visitor parking.The grounds are meticulously maintained within the cost of the annual service charge.

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
999 year lease with 950 years remaining
Service Charge - £2,800 per year - paid monthly
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. (ID1075664)
Housepix Ltd



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
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