



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	



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

Approximate Gross Internal Area = 67.7 sq m / 729 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. (ID1075664)
Housepix Ltd

Peter Lane & Partners
EST 1998

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.