



6 St Georges Court, Huntingdon PE29 3XA

£109,995

- First Floor Flat
- One Bedroom
- Spacious Kitchen-Diner-Living Area
- Designated Parking
- Walking Distance To Train Station
- Ideal First Time Purchase
- No Forward Chain
- Town Centre Location Off High Street
- Leasehold - Extended Lease Of 189 years from 1987

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	75	78
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Peter Lane & PARTNERS
Est. 1990

Huntingdon 01480 414800

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Timber Front Certified Fire Door To

Entrance Hall

Storage heater, Cork flooring.

Living/Dining/Kitchen

19' 7" x 18' 10" Maximum (5.97m x 5.74m Maximum)
French doors opening to Juliette balcony, storage heater, fitted in a range of base and wall mounted units with drawer units, under unit lighting, complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, wall mounted electric extractor fan, free standing washing machine, free standing electric cooker, free standing fridge freezer, cupboard housing hot water cylinder, laminate flooring.

Bedroom

11' 8" x 8' 10" (3.56m x 2.69m)
Window to front aspect, wall mounted convector heater, free standing wardrobes.

Bathroom

Fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with electric shower unit over and shower screen, tiled surrounds, wall mounted electric convector heater, wall mounted electric extractor fan, tiled flooring.

Outside

Gate with security code at ground level entrance to common stairwell, Electricity meter in box outside by front door, one under-croft allocated parking space.

Agents Note

All fixtures and fittings are available to a buyer if required at no extra cost.
Front Fire Door has IFC Certificate of Conformity and installed by Certified Installer in 2024.

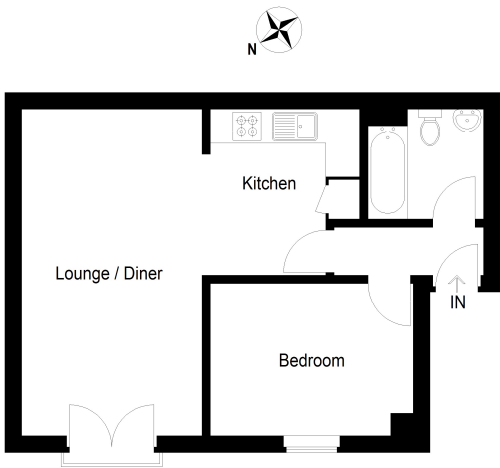
Buyers Information

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 - Extended in 2016. Lease is 189 years from 25 December 1987
Service Charge: £669.90 per calendar month from April 2025 - March 2026
Monthly Reserve Fund Charge: £10.27 from April 2025 - March 2026
Council Tax Band - A

Approximate Gross Internal Area = 44.5 sq m / 479 sq ft



First Floor

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. (ID1180815)
Housepix Ltd



Huntingdon	St Ives	Kimbolton	St Neots	Peterborough	Bedford Office	Mayfair Office
60 High Street	10 The Pavement	24 High Street	32 Market Square	5 Cross Street	66-68 St. Loyes St	Cashel House
Huntingdon	St Ives	Kimbolton	St. Neots	Peterborough	Bedford	15 Thayer St, London
01480 414800	01480 460800	01480 860400	01480 406400	01733 209222	01234 327744	0870 1127099

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