



George Street, Huntingdon PE29 3BY

£66,000

- 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+) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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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 widow 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**

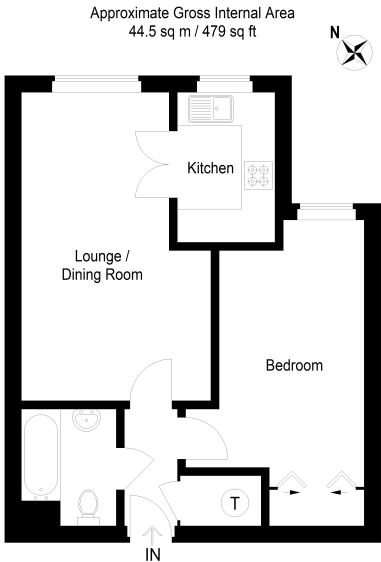
Leasehold

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



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

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