



Newtons Court, Huntingdon PE29 3NQ

### Guide Price £95,000

- Well Appointed Studio Appointment
- Re-Fitted Bathroom Suite
- Gas Radiator Heating
- Private Parking
- Convenient Central Town Location
- Walking Distance To Railway Station
- Ideal First Time Buy Or Investment Purchase
- No Chain



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## Secure Communal Entrance Hall To

Panel door to

## Inner Hall

8' 1" x 3' 10" (2.46m x 1.17m)

Single panel radiator, sealed unit window to front aspect, storage cupboard with storage and hanging space.

## Bathroom

10' 7" x 5' 9" (3.23m x 1.75m)

Fitted i a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with folding shower screen and independent multi head shower over, extensive ceramic tiling, access to insulated loft space, composite flooring.

## Bedroom/Sitting Room

16' 2" x 14' 9" (4.93m x 4.50m)

A light double aspect room with UPVC windows to two aspects, TV point, telephone point, double panel radiator.

## Kitchen

Fitted in a range of base units with work surfaces and dividing peninsular unit giving a two stool breakfast bar, drawer units, wall mounted gas fired central heating boiler serving hot water system and radiators, single drainer stainless steel sink unit with mixer tap, integral electric oven and hob with suspended stainless steel extractor fitted above, ceramic tiled flooring.

## Outside

There is a defined parking space for one vehicle.

## Tenure

Leasehold

999 year lease from 1986

Ground Rent - £200.00 per annum

Maintenance Charge - £232.44 per quarter

Council Tax Band - A

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