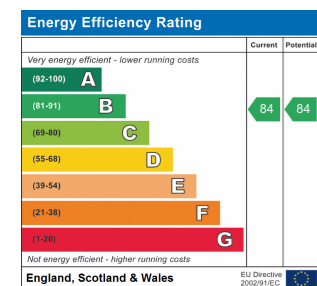




2 Moorhouse Lodge Edison Bell Way PE29 3FD

£210,000

- Exclusive Over 60's Ground Floor Apartment
- Two Double Bedrooms
- Communal Facilities
- Communal Gardens
- On Site Lodge Manager
- Walking Distance Of The Town Centre
- 24 Hour Emergency Care Line
- No Forward Chain



Peter Lane & Partners
EST 1990

Huntingdon 01480 414800

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

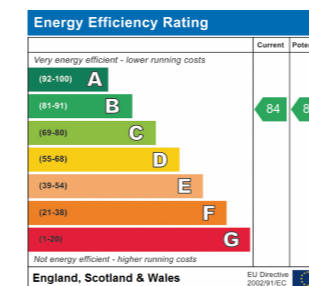
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Solid Door To

Entrance Hall

Coving to ceiling, electric radiator, storage cupboard, linen cupboard with space for tumble dryer, shelving and light, additional storage cupboard housing fuse box and master switch, electric meter and light, wall mounted central heating thermostat, call alarm button.

Living Room

15' 9" x 16' 5" (4.80m x 5.00m)

A double aspect room with double glazed window to front and UPVC double glazed door to front leading to the communal gardens, double glazed window to side, coving to ceiling, electric radiator, central feature fire place with inset electric fire.

Kitchen

7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed window to side aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, wine rack, integrated fridge, freezer and washer dryer, integrated electric oven and hob with cooker hood over, under unit lighting, wall mounted heater.

Bedroom 1

13' 9" x 9' 5" (4.19m x 2.87m)

Double glazed window to front aspect, coving to ceiling, wall mounted electric radiator, double wardrobe with sliding mirror doors, hanging and shelving.

Bedroom 2

14' 0" x 9' 3" (4.27m x 2.82m)

Double glazed window to front aspect, coving to ceiling, electric radiator.

Shower Room

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, wall mounted cabinet with mirror and down lighter, shower cubicle with independent shower over, full ceramic tiling, electric heated towel rail.

Outside

There are communal gardens and residents and visitor parking.

Agents Note

For the residents there is a communal lounge with coffee bar and a guest suite for the use of family and friends.

Tenure

Leasehold

125 year lease from 2017

Maintenance Charge - £6099.90 per annum to include water charges and Electric

Ground Rent - £625.00 per annum

Council Tax Band - C

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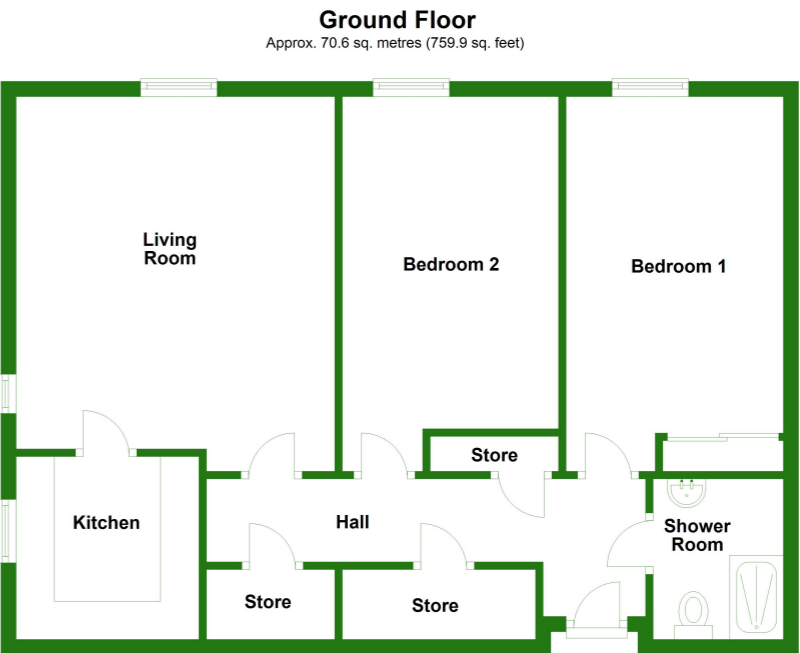
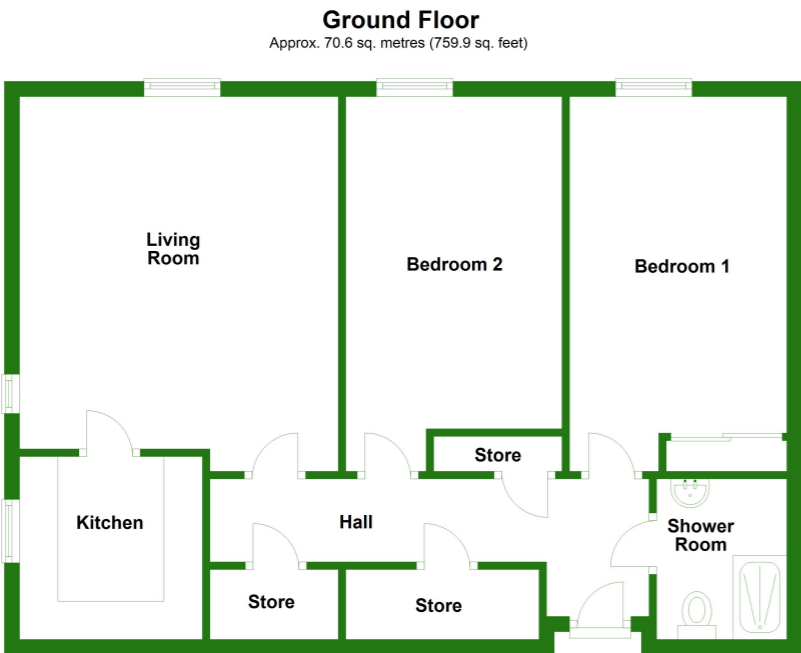
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