



Brampton Road, Huntingdon PE29 3TT

£100,000

- Over 55's Ground Floor Apartment
- One Double Bedroom
- Lounge / Dining Room
- Patio Doors Leading To Private Communal Gardens
- Communal Laundry And Guest Suites
- Landscaped Communal Gardens
- Residents Lounge
- Walking To Train Station
- Close Proximity To Town Centre And Hinchingsbrook Hospital
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	79
(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

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Solid Door To

Entrance Hall

Emergency pull cord, laminate flooring, walk in storage cupboard.

Lounge/Dining Room

17' 10" x 10' 4" (5.44m x 3.15m)

Double glazed sliding patio doors to communal gardens, coving to ceiling, electric storage heater, laminate flooring.

Kitchen

8' 10" x 6' 7" (2.69m x 2.01m)

Double glazed window, 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, space for fridge freezer, space for electric oven, airing cupboard housing hot water cylinder, laminate flooring.

Bedroom

14' 8" x 8' 6" (4.47m x 2.59m)

Double glazed window, coving to ceiling, electric storage heater, emergency pull cord.

Shower Room

Re Fitted in a three piece suite comprising low level wc, vanity wash hand basin, shower cubicle with fitted shower unit, tiled surrounds, heated towel rail, fitted bathroom cabinet.

Outside

There are well kept communal grounds, car parking - space allocated when available and visitors parking.

Agents Note

There are communal areas including a residents lounge, laundry and three guest suites.

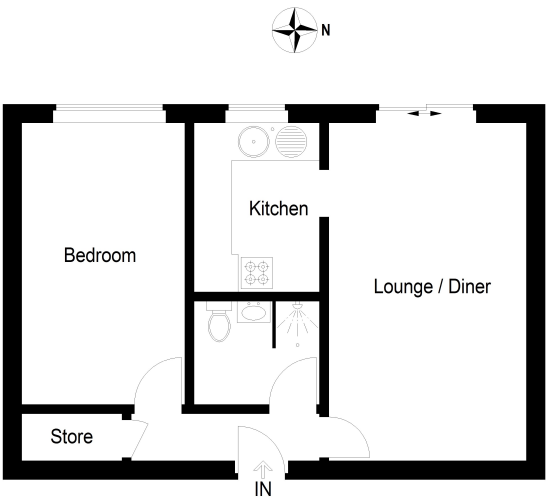
Buyers Information

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
Lease 125 years from 1986
Service Charge £2573 per annum
Ground Rent £132.36 bi-annually
Council Tax Band - A

Approximate Gross Internal Area = 44.0 sq m / 474 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. (ID1193169)
Housepix Ltd



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