

The Views, George Street, Huntingdon PE29 3BY

£70,000

- Over 60's Retirement Apartment
- One Double Bedroom
- Beautifully Kept Communal Gardens
- Resident Site Warden
- Convenient Town Centre Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(69-80) C		
(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

huntingdon@peterlane.co.uk

Panel Door To

Entrance Hall

Coving to ceiling, entry telephone system, cupboard housing meters, fuse box and master switch.

Sitting Room

17' 5" x 8' 3" (5.31m x 2.51m)
UPVC window to garden aspect with lovely views over the communal grounds, TV point, telephone point, Economy 7 storage heater, coving to ceiling, double glazed doors to

Kitchen

8' 10" x 5' 9" (2.69m x 1.75m)
Fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer stainless steel sink unit, UPVC window to garden aspect, drawer units, integral electric oven and ceramic hob with bridging unit and extractor above, coving to ceiling, vinyl floor covering.

Bedroom 1

13' 11" x 8' 8" (4.24m x 2.64m)
UPVC window to rear aspect, double wardrobe with hanging and shelving, electric storage heater, coving to ceiling.

Bathroom

Fitted in a three piece suite comprising low level WC, vanity wash hand basin, full ceramic tiling, panel bath with folding shower screen and independent shower unit fitted over, utilities cupboard, shaver light point, coving to ceiling.

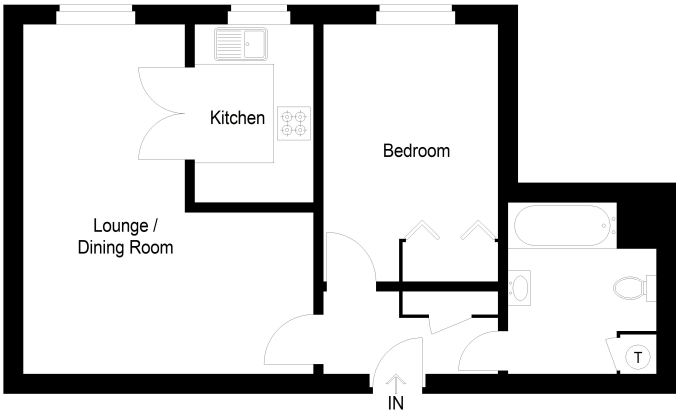
Buyers Information

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
Ground Rent - TBA
Maintenance Charge - TBA
Council Tax Band - B

Approximate Gross Internal Area
44.6 sq m / 480 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1144203)
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

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.