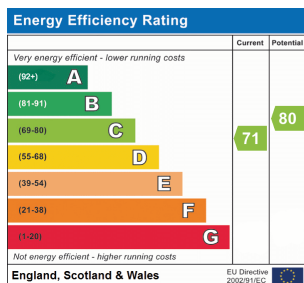




Thrapston Road, Brampton PE28 4QR

## Guide Price £245,000

- Stunning Campbell Buchanan Built Apartment
- High Specification Three Bedroom Accommodation
- Designated Parking
- Lower Than Average Maintenance Charges
- Within A Short Drive Of Huntingdon Train Station
- Long Lease With 981 Years Remaining
- Walking Distance To Amenities



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## Communal Reception Area To

Panel door to

## Entrance Hall

19' 5" x 10' 2" (5.92m x 3.10m)

Access to insulated loft space, consumer unit, fuse board and master switch, independent electric radiator, entry telephone system, recessed lighting, inner door to

## Utilities Cupboard

6' 0" x 4' 6" (1.83m x 1.37m)

Plumbing for automatic washing machine, space for tumble dryer, hot water cylinder, vinyl floor covering.

## Sitting Room

20' 4" x 11' 10" (6.20m x 3.61m)

Incorporating **Kitchen** A light open plan contemporary space with three UPVC windows to side aspect, TV point, telephone point, independent electric heater, fitted range of base and wall mounted units with complementing work surfaces and tiling, single drainer one and a half bowl stainless steel sink unit with mixer tap, integrated automatic dishwasher, fridge freezer, drawer units, under unit lighting, integral electric oven and induction hob with suspended stainless steel extractor fitted above, glass fronted display cabinets, composite floor covering.

## Bedroom 1

11' 11" x 9' 9" (3.63m x 2.97m)

Triple wardrobe range with hanging and shelving, independent electric radiator, UPVC window with Juliette balcony to rear aspect,

## Bedroom 2

11' 11" x 8' 4" (3.63m x 2.54m)

Independent electric heater, UPVC window with Juliette balcony extend to the rear.

## Bedroom 3

8' 2" x 7' 3" (2.49m x 2.21m)

UPVC window to rear aspect, independent electric radiator, telephone point.

## Family Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, 'P' shaped panel bath with folding screen and independent shower unit fitted over, extractor, recessed lighting, glass contour border tiling, shaver point, chrome heated towel rail.

## Outside

There is designated parking available for one vehicle positioned close by.

## Tenure

Leasehold

Lease 999 years with 981 years remaining

Service Charge - Approximately £1000.00 per annum

Ground Rent - £150.00 per annum



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. (ID1043163)  
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