



The Views, George Street, Huntingdon PE29 3BY

Guide Price £140,000

- Desirable Over 60's Development
- Generous Two Bedroom Garden Flat
- Communal Gardens
- Resident Manager
- Communal Lounge And Laundry Room
- Convenient Access To Bus And Railway Stations
- Short Walk To Town Centre
- No Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	72	75
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Peter Lane & PARTNERS
Est. 1990

Huntingdon 01480 414800

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Secure Communal Entrance Hall

Panel door to

Entrance Hall

28' 3" x 5' 4" (8.61m x 1.63m)

Economy 7 storage heater, coving to ceiling, entry telephone system, coats hanging area, walk in store/airing cupboard housing pressurised hot water system (replaced in July 2025), shelving, fuse box and master switch, inner door to

Family Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)

Fitted in a three piece suite comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, panel bath with folding screen with independent shower unit fitted over, extractor, Creda wall mounted electric heater, vinyl floor covering, shaver light point, coving to ceiling.

Kitchen

8' 8" x 7' 11" (2.64m x 2.41m)

Fitted in a range of base and wall mounted units with granite work surfaces and glass splashbacks, appliance spaces, integral electric oven and Neff ceramic hob with bridging unit and extractor fitted above, single drainer stainless steel sink unit with mixer tap, Creda wall heater, vinyl floor covering, coving to ceiling, UPVC window to garden aspect.

Sitting Room

13' 10" x 12' 4" (4.22m x 3.76m)

Economy 7 storage heater, TV point, telephone point, coving to ceiling, UPVC window and glazed door to garden terrace, glazed internal doors to

Bedroom 2

13' 9" x 8' 9" (4.19m x 2.67m)

UPVC window to rear aspect, coving to ceiling, independent electric heater, door to Entrance Hall.

Bedroom 1

16' 2" x 8' 7" (4.93m x 2.62m)

Wardrobe range with hanging and storage, UPVC window to garden aspect, TV point, coving to ceiling.

Outside

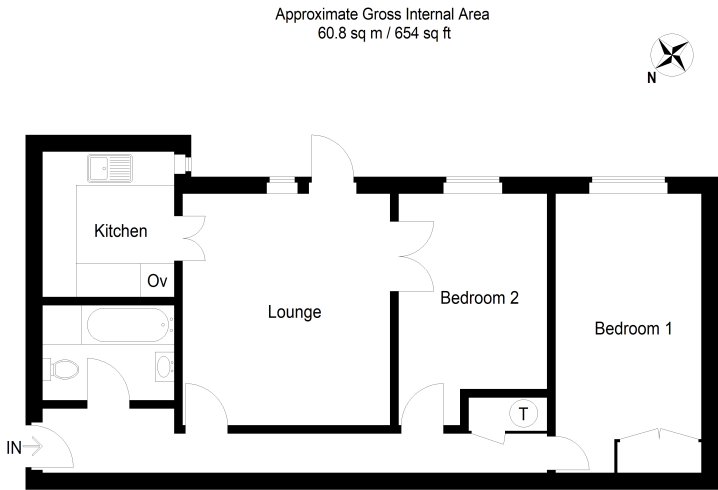
There are well tended communal gardens surrounding the property.

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
103 Years remaining
Ground Rent - 750.00 per annum
Service Charge - £5,288 per annum to include buildings insurance and water.
Council Tax Band - C



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. (ID1266971)
Housepix Ltd



Huntingdon 60 High Street Huntingdon 01480 414800	St Ives 10 The Pavement St Ives 01480 460800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Peterborough 5 Cross Street Peterborough 01733 209222	Bedford Office 66-68 St. Loyes St Bedford 01234 327744	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
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