



23 Moorhouse Lodge Edison Bell Way, Huntingdon PE29 3FD

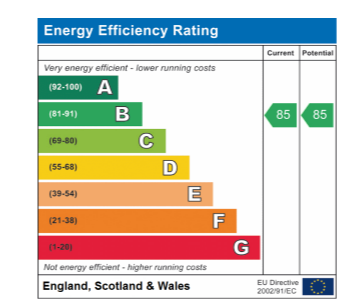
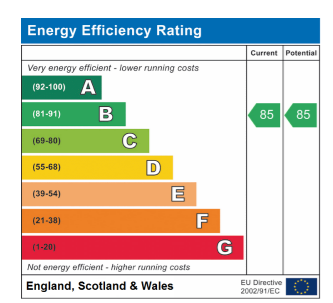
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## Offers In Excess Of £190,000

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- Exclusive Over 60's First Floor Apartment
- One Double Bedroom
- Shower Room
- Kitchen With Integrated Appliances
- Lift To All Floors
- Communal Lounge And Coffee Bar
- Walking Distance To Town Centre
- Communal Parking
- No Forward Chain

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**Solid Door To**

**Entrance Hall**

Coving to ceiling, dado rail, intercom system, walk in storage cupboard housing consumer unit and shelving.

**Living/Dining Room**

23' 0" x 10' 5" (7.01m x 3.17m)

UPVC double glazed door and window to rear aspect, Juliette balcony, coving to ceiling, central feature stone fire place with inset electric coal effect fire, radiator, glazed internal door to

**Kitchen**

7' 10" x 7' 7" (2.39m x 2.31m)

Double glazed window to rear aspect, fitted in a range of base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, stainless steel single drainer sink unit with mixer tap, integrated electric oven and hob with cooker hood over, integrated appliances incorporating under unit fridge, freezer and washing machine, recessed down lighters, wall mounted electric heater, extractor fan.

**Bedroom**

17' 5" x 9' 2" (5.31m x 2.79m)

Double glazed window to rear aspect, coving to ceiling, radiator, built in wardrobe with mirror doors, hanging and shelving.

**Shower Room**

Fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower cubicle, complementing tiling, heated towel rail, radiator, extractor fan,.

**Outside**

There are communal gardens with resident and guest parking available.

**Tenure**

Leasehold

125 years from 2017

Service Charge to include Water - £2440.24 per annum

Ground Rent - £575.00 per annum

Council Tax Band - B

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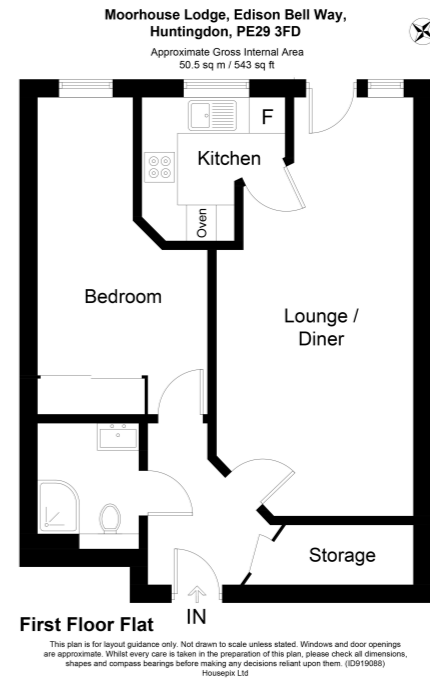
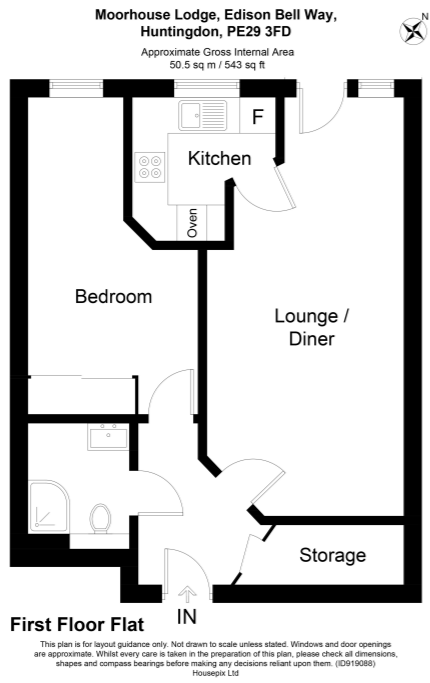
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