



Brampton Road, Huntingdon PE29 3TT

£110,000

- Well Appointed Ground Floor Garden Flat
- Two Bedroom Accommodation
- Independent Access To The Communal Grounds
- Communal Parking Provision
- Close To Town Centre And Railway Station
- No Chain And Immediate Vacant Possession



Solid Timber Door To

Entrance Hall

Two wall light points, wall mounted electric heater, walk in storage cupboard with shelving and housing fuse board and master switch, linen cupboard with hanging rail and shelving.

Lounge/Dining Room

13' 6" plus bay x 10' 4" (4.11m x 3.15m)

Coving to ceiling, wall mounted electric heater, double glazed sliding patio doors to garden.

Kitchen

7' 11" x 6' 5" (2.41m x 1.96m)

Double glazed window to side aspect, re-fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, integrated electric oven and hob, space for fridge freezer.

Bedroom 1

13' 6" x 8' 7" (4.11m x 2.62m)

Double glazed window to rear, coving to ceiling, wardrobe range with hanging and storage, wall mounted electric heater.

Bedroom 2

13' 6" x 6' 4" (4.11m x 1.93m)

Double glazed window to rear aspect, coving to ceiling.

Shower Room

6' 4" x 5' 5" (1.93m x 1.65m)

Fitted in a three piece suite comprising low level WC, vanity wash hand basin, double shower cubicle with shower unit over, complementing tiling, chrome heated towel rail, extractor fan.

Outside

The apartment stands in well stocked and well maintained communal gardens which surround the development. Lawned with stocked borders and a selection of notable evergreen trees. The gardens back onto Mill Common which offers a beautiful green space with lovely open views. Parking provision is subject to availability within the communal car park.

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 - 85 years remaining

Ground Rent - £158.83 twice yearly

Service Charge - 2,717.5 per annum

Council Tax Band - B

Approximate Gross Internal Area = 53.7 sq m / 578 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, shapes and compass bearings before making any decisions reliant upon them. (ID1094158)
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