



Newtons Court, Huntingdon PE29 3NQ

Guide Price £95,000

- Well Appointed Studio Appointment
- Re-Fitted Bathroom Suite
- Gas Radiator Heating
- Private Parking
- Convenient Central Town Location
- Walking Distance To Railway Station
- Ideal First Time Buy Or Investment Purchase
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	75
(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

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Secure Communal Entrance Hall To

Panel door to

Inner Hall

8' 1" x 3' 10" (2.46m x 1.17m)

Single panel radiator, sealed unit window to front aspect, storage cupboard with storage and hanging space.

Bathroom

10' 7" x 5' 9" (3.23m x 1.75m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with folding shower screen and independent multi head shower over, extensive ceramic tiling, access to insulated loft space, composite flooring.

Bedroom/Sitting Room

16' 2" x 14' 9" (4.93m x 4.50m)

A light double aspect room with UPVC windows to two aspects, TV point, telephone point, double panel radiator.

Kitchen

Fitted in a range of base units with work surfaces and dividing peninsular unit giving a two stool breakfast bar, drawer units, wall mounted gas fired central heating boiler serving hot water system and radiators, single drainer stainless steel sink unit with mixer tap, integral electric oven and hob with suspended stainless steel extractor fitted above, ceramic tiled flooring.

Outside

There is a defined parking space for one vehicle.

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

999 year lease from 1986

Ground Rent - £200.00 per annum

Maintenance Charge - £366.16 per quarter

Council Tax Band - A