



Brampton Road, Huntingdon PE29 3TR

£165,000

- Rarely Available Semi Detached Lodge
- Two Double Bedrooms
- Over 55's Development
- Views Over Mill Common
- Walking Distance of Train Station And Town Centre
- On Site Manager
- A Wide Range Of Communal Facilities
- Well Kept Large Communal Gardens
- 24 Hour Call Service
- No Forward Chain

**Peter
Lane**
PARTNERS
—EST 1990—

Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

huntingdon@peterlane.co.uk



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Timber And Glazed Door To

Entrance Hall

Wall mounted convector heater, storage cupboard.

Living/Dining Room

14' 6" x 10' 4" (4.42m x 3.15m)
UPVC double glazed window and door to rear aspect, central feature fireplace with inset electric fire, storage heater

Kitchen

10' 4" x 6' 2" (3.15m x 1.88m)
Two double glazed windows to front aspect, fitted in a range of base and wall mounted units with complementing work surfaces, drawer units, complementing tiling, stainless steel single drainer sink unit with mixer tap, integrated electric oven and hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer.

Bedroom 1

14' 9" x 8' 2" (4.50m x 2.49m)
Double glazed window to rear aspect, two double wardrobe with hanging and shelving and dressing table, storage heater, coving to ceiling.

Bedroom 2

12' 2" x 8' 7" (3.71m x 2.62m)
Double gazed window to rear aspect, storage heater, built in wardrobe with hanging and shelving, coving to ceiling

Shower Room

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, wall mounted shower, tiled surrounds.

Outside

There are well kept communal gardens with visitors parking available.

Tenure

Leasehold
125 year lease from 1st October 1986
Service Charge - £2,734.31 for 2024
Ground Rent - £158.33 six monthly paid in advance.

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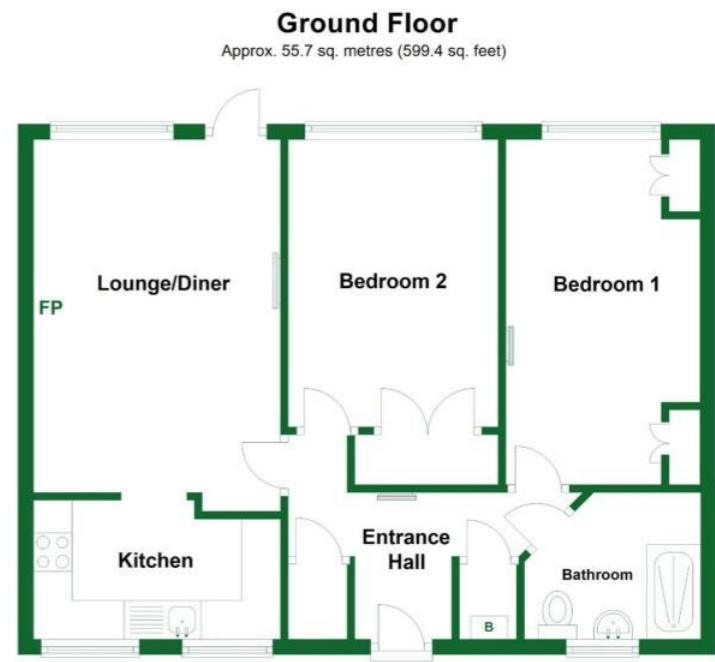
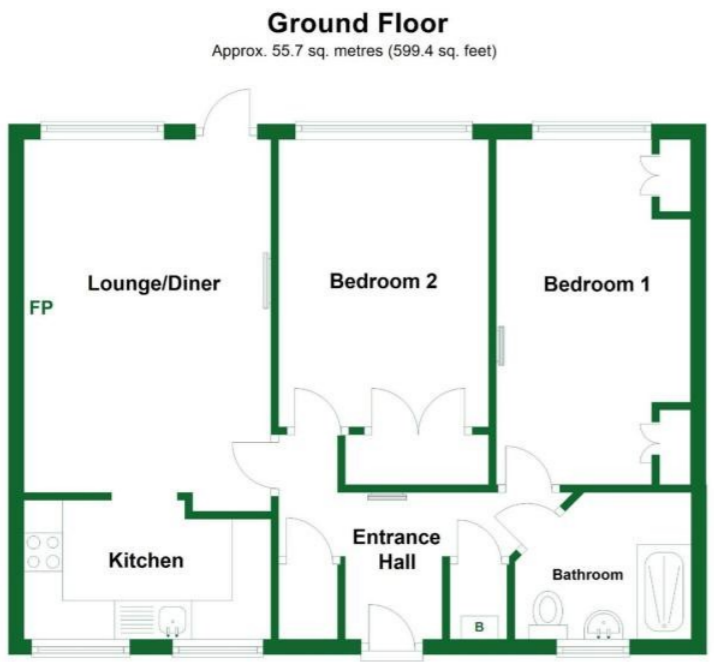
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