



Brampton Road, Huntingdon PE29 3TT

Guide Price £95,000

- Well Positioned Over 55's Apartment
- Two Bedrooms
- Well Maintained Communal Gardens
- Stunning Views Over The Common
- Walking Distance Of Town Centre, Bus And Railway Stations
- Popular Development
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	74	77
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		



Huntingdon 01480 414800

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Panel door to

Walk-in cloaks cupboard, coats hanging area, fuse box and master switch, access to loft space, shelved storage cupboard housing water boiler.

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, vanity mirror, extensive tiling, chrome heated towel rail, oversized screened shower enclosure with independent shower unit fitted over, extractor, vinyl floor covering.

13' 7" x 8' 8" (4.14m x 2.64m)

UPVC window to courtyard garden aspect, independent electric heater, coving to ceiling, TV point.

13' 7" x 6' 6" (4.14m x 1.98m)

Contemporary wardrobe range, freestanding electric storage heater, UPVC window to courtyard aspect, coving to ceiling.

13' 7" x 10' 4" (4.14m x 3.15m)

A light open plan double aspect space with UPVC bay window to courtyard garden, TV point, telephone point, coving to ceiling, independent electric radiator.

7' 2" x 6' 8" (2.18m x 2.03m)

Fitted in a range of Lined Oak base and wall mounted cabinets with complementing work surfaces and tiling, appliance spaces, drawer units, glass fronted display cabinet, vinyl floor covering, single drainer one and a half bowl stainless steel sink unit and directional mixer tap, integral electric oven and ceramic hob with bridging unit and extractor fitted above.

The flats stands in well maintained surrounding communal gardens with a lovely stocked courtyard to the rear of the development. A parking space can be requested but is subject to availability. Visitors parking is also available.

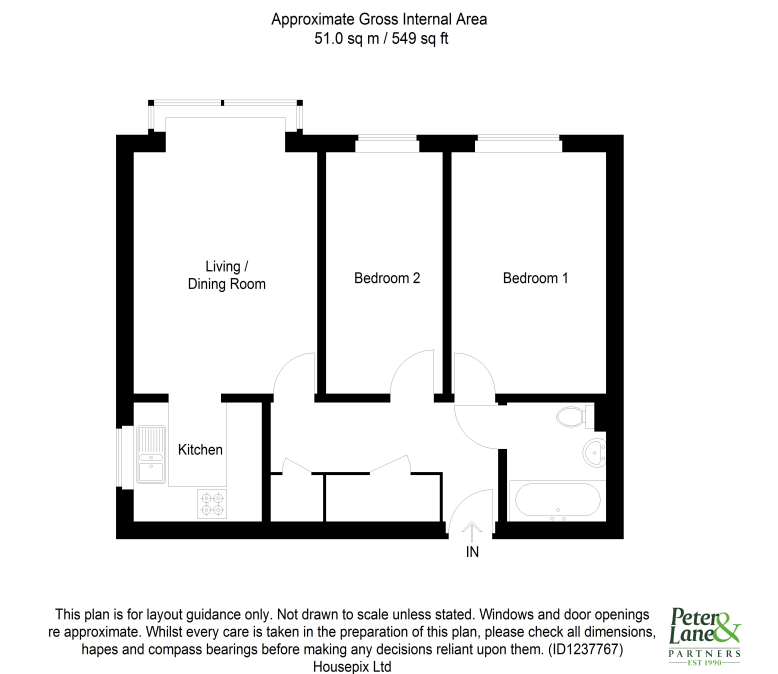
## Leasehold

## 86 Years Remaining

Ground Rent - £217.00 per annum

Service Charge - £2,500.00 approximately per annum inclusive of water charges, and buildings insurance

Council Tax Band - B



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

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