



George Street, Huntingdon PE29 3BY

Guide Price £110,000

- Well Positioned Ground Floor Retirement Flat
- One Bedroom
- Generous Living Room
- Re-Fitted Shower Room
- Communal Gardens And Parking
- Convenient Access To Town Centre And Train Station
- 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)	81	84
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		



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Secure communal Entrance To

Panel door to

Entrance Hall

Entry telephone system, coving to ceiling, walk in **Airing cupboard** housing pressurised hot water system, fuse box and master switch.

Shower Room

Fitted in a three piece white suite comprising low level WC, oversized screened shower enclosure with independent shower unit fitted over, full ceramic tiling, Creda wall heater, extractor, ceramic tiled flooring, vanity wash hand basing with mixer tap, shaver light point, coving to ceiling.

Bedroom 1

16' 0" x 9' 2" (4.88m x 2.79m)
Wardrobe range with hanging and storage, Economy 7 storage heater, TV point, telephone point, double glazed window to side aspect, coving to ceiling.

Sitting Room

23' 4" x 10' 10" (7.11m x 3.30m)
Central feature fireplace with inset electric fire, TV point, telephone point, glazed UPVC door to garden terrace, glazed internal double doors to

Kitchen

7' 9" x 7' 7" (2.36m x 2.31m)
An irregular shaped room fitted in a range of base and wall mounted units with work surfaces and tiling, integral electric oven and ceramic hob with bridging unit and extractor fitted above, fixed display shelving, drawer units, single drainer one and a half bowl stainless steel sink unit with mixer tap, UPVC picture window to garden aspect, Creda wall heater, coving to ceiling, ceramic tiled flooring.

Outside

The development stands in well tended, mature and private gardens, beautifully stocked with mature trees and flower beds. The flat has direct access out into the gardens and enjoys a garden aspect too. There is a limited number of parking spaces to the front of the development. Positioned close to the town centre shops and services the flat is ideally positioned for an active retired client.

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
Annual Service charges for 2025/26 are 3298.26
Council Tax Band - B