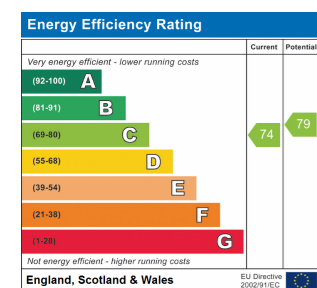




8 The Views George Street, Huntingdon PE29 3BY

Guide Price £120,000

- *****SOLD BEFORE HITTING THE MARKET*****
- Well Proportioned Ground Floor Retirement Apartment
- Desirable Retirement Development
- Over 60's Only
- Communal Gardens
- Convenient Town Centre Location
- Vacant Possession And No Chain



Huntingdon 01480 414800

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

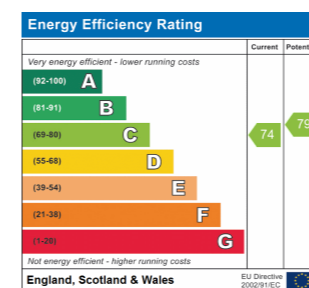
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Communal Entrance Hall To

Panel door to

Entrance Hall

6' 11" x 3' 4" (2.11m x 1.02m)

Entry telephone system, coving to ceiling, walk in cupboard housing water system, fuse box and master switch

Bedroom 1

15' 5" x 10' 10" (4.70m x 3.30m)

Economy 7 storage heater, extensive wardrobe range with hanging and shelving, UPVC window to garden aspect, coving to ceiling.

Family Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, panel bath with independent shower unit fitted over, ceramic tiling with contour border tiling, extractor, coving to ceiling, chrome heated towel rail, extractor.

Sitting Room

19' 0" x 11' 2" (5.79m x 3.40m)

TV point, telephone point, Economy 7 storage heater, coving to ceiling, UPVC door and window to garden aspect, glazed internal double doors access

Kitchen

8' 11" x 5' 10" (2.72m x 1.78m)

Re-fitted in a range of cream Shaker style base and wall mounted units with work surfaces and tiling, single drainer ceramic sink unit with mixer tap, Creda wall heater, under unit lighting, integral stainless steel electric oven and ceramic hob with stainless steel extractor fitted above, drawer units, appliance spaces, coving to ceiling, composite floor covering.

Tenure

Leasehold

125 year lease with 102 years remaining

Ground Rent - £165.00 twice yearly

Maintenance Charge - £2,880 per annum

Council Tax Band - B

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