



11 Baker Close, Brampton PE28 4PG

## Guide Price £215,000

- Beautifully Appointed Contemporary Second Floor Apartment
- Two Bedrooms
- Impressive Open Plan Kitchen/Family Room
- Standing Within Well Maintained Communal Gardens
- Designated Parking And Visitor Parking
- Short Cycle Ride To Huntingdon Railway Station
- Desirable Village Location
- Ideal Buy To Let Or First Time Buy Opportunity
- Offered As An Ex Rental With No Forward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(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	



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## COMMUNAL ENTRANCE HALL TO

Panel door accessing

## HALLWAY

Cupboard storage, airing cupboard housing pressurised water system and housing central heating boiler.

## FAMILY BATHROOM

Fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, suspended wash hand basin with mono bloc mixer tap, panel bath with folding screen and hand mixer shower, recessed lighting, extractor, chrome heated towel rail, ceramic tiled flooring.

## SITTING ROOM

19' 4" x 18' 8" (5.89m x 5.69m)

Incorporating **Kitchen Area**. A light open plan contemporary space with double glazed windows to two aspects, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, central dividing peninsular unit, integral electric oven and ceramic hob with suspended stainless steel extractor fitted above, integrated washing machine and dishwasher, laminate flooring, TV point, telephone point, double panel radiator.

## BEDROOM 1

12' 8" x 8' 10" (3.86m x 2.69m)

UPVC window to front aspect, radiator, wardrobe with hanging and shelving, inner access to

## EN SUITE SHOWER ROOM

Fitted in a three piece white suite comprising low level WC with concealed cistern, wash hand basin, extensive tiling, screened shower enclosure with independent shower unit fitted over, extractor, heated towel rail.

## BEDROOM 2

12' 2" x 9' 2" (3.71m x 2.79m)

UPVC window to side aspect, single panel radiator.

## OUTSIDE

The property stands in beautifully maintained surrounding gardens with an allocated parking space and visitors parking available, there is an external brick built communal bike store.

## TENURE

Leasehold

125 year lease with 111 remaining

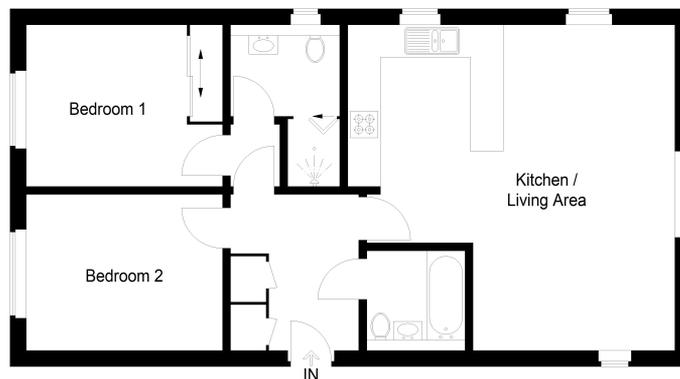
Annual Service Charge for 2024 is £1,866.51

Annual Reserve Fund for 2024 is £153.57

Annual Ground Rent is £250.00 (paid bi-annually December and June)

### Baker Close, Brampton, Huntingdon, PE28 4PG

Approximate Gross Internal Area  
72.2 sq m / 777 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1048980)

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