



Cromwell Drive, Hinchingsbrooke Park PE29 6LA

OIEO £170,000

- Well Appointed First Floor Apartment
- Two Bedrooms
- En Suite To Principal Bedroom
- Designated Parking
- Bike Store And Communal Grounds
- Short Walk To Hinchingsbrooke Hospital
- Close To Amenities And Schools
- Walking Distance To The Railway Station

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	86
(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	



Secure Communal Entrance

Panel door to

Entrance Hall

12' 5" x 7' 0" (3.78m x 2.13m)

Entry telephone system, walk in cloaks cupboard with hanging and storage, airing cupboard housing pressurised hot water system, independent Economy 7 storage heater.

Sitting Room

18' 9" x 10' 7" (5.71m x 3.23m)

Independent electric heater, UPVC bay window to front aspect, TV point, telephone point.

Kitchen

11' 11" x 10' 0" (3.63m x 3.05m)

A light double aspect room with French doors and Juliette balcony to the front of the development and UPVC window to side aspect, fitted in a range of base and wall mounted units with work surfaces and up-stands, integral electric oven and electric hob with bridging unit and extractor fitted above, single drainer stainless steel sink unit with mixer tap, appliance spaces, vinyl floor covering.

Principal Bedroom

17' 3" x 9' 11" (5.26m x 3.02m)

Independent electric Dimplex wall heater, a double aspect room with UPVC windows to side and rear aspects, inner door to

En Suite Shower Room

6' 7" x 5' 8" (2.01m x 1.73m)

Fitted in a three piece range of white sanitaryware comprising low level WC, screened shower enclosure with independent shower unit fitted over, natural stone contour border tiles, pedestal wash hand basin, shaver point, heated towel rail, vinyl floor covering, UPVC window to side aspect.

Bedroom 2

14' 3" x 8' 11" (4.34m x 2.72m)

UPVC window to rear aspect, free-standing wardrobe with hanging and storage, independent Dimplex heater.

Family Bathroom

7' 4" x 6' 10" (2.24m x 2.08m)

Fitted in a three piece range of white sanitaryware comprising low level WC, pedestal wash hand basin with tiling and natural stone contour border tiling, shaver point, vinyl floor covering, chrome heated towel rail, extractor, UPVC window to side aspect, panel bath with tiling.

Outside

There is designated parking for one vehicle.

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

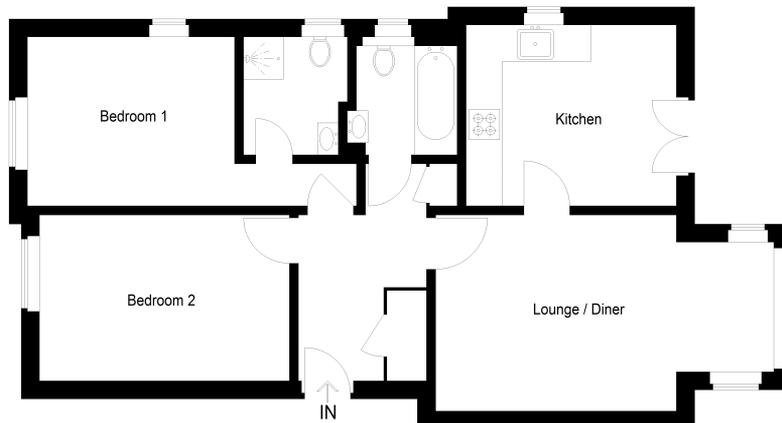
£125 years with 106 years remaining

Service Charge - £1,600.00 per annum

Ground Rent - £150.00 per annum

Council Tax Band - B

Approximate Gross Internal Area
66.7 sq m / 718 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. (ID1284112)

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Kimbolton

01480 860400

St Neots

32 Market Square

St. Neots

01480 406400

Peterborough

5 Cross Street

Peterborough

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