



The Views, George Street, Huntingdon PE29 3BY

Guide Price £135,000

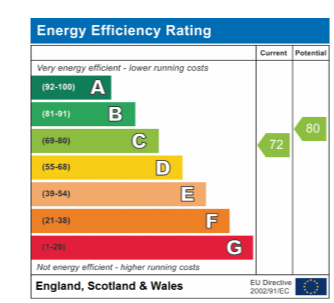
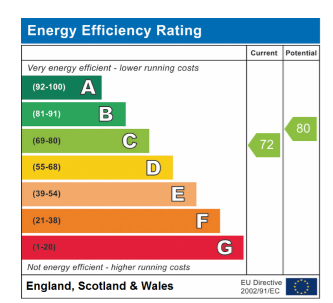
- Superb Ground Floor Retirement Apartment
- Garden Flat With Independent Access To Communal Gardens
- Two Bedrooms
- Re-Fitted Kitchen And Sanitaryware
- One Of The Most Desirable Apartments Within The Development
- Exclusive Over 60's Development
- No Forward Chain



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Secure Communal Entrance Area To

Panel door accessing

Entrance Hall

7' 10" x 6' 11" (2.39m x 2.11m)

Economy 7 storage heater, security system, coving to ceiling, inner door to

Shower Room

6' 7" x 5' 6" (2.01m x 1.68m)

Re-fitted in a three piece contemporary white suite comprising oversized vanity unit with mixer tap, walk in screened shower enclosure with over head shower and additional hand mixer shower, low level WC, full ceramic tiling, extractor, shaver light point, coving to ceiling, ceramic tiled flooring.

Bedroom 1

15' 9" x 9' 10" (4.80m x 3.00m)

Airing cupboard housing hot water cylinder and shelving, extensive wardrobe range with hanging and shelving, UPVC window to garden aspect, coving to ceiling.

Bedroom 2

12' 6" x 9' 6" (3.81m x 2.90m)

UPVC window to garden aspect, wardrobe with hanging and shelving, electric panel heater, coving to ceiling.

Sitting Room

17' 5" x 11' 2" (5.31m x 3.40m)

Central natural stone fireplace with inset electric fire, Economy 7 storage heater, coving to ceiling, TV point, telephone point, UPVC door to garden terrace to the communal gardens.

Kitchen

8' 10" x 5' 10" (2.69m x 1.78m)

Re-fitted in a contemporary range of base and wall mounted cabinets with complementing work surfaces and re-tiled contemporary tiling, single drainer resin sink unit with mixer tap and up-stands, integral electric oven and ceramic hob with bridging unit and extractor fitted above, under unit lighting, drawer units, appliance spaces, over lit pelmet, UPVC window to garden aspect, ceramic tiled flooring.

Outside

The property sits in well tended communal gardens.

Tenure

Leasehold

125 year lease with 103 years remaining

Ground Rent - £165.00 payable bi-annually

Service Charge - £2,880.00 per annum

Council Tax Band - C

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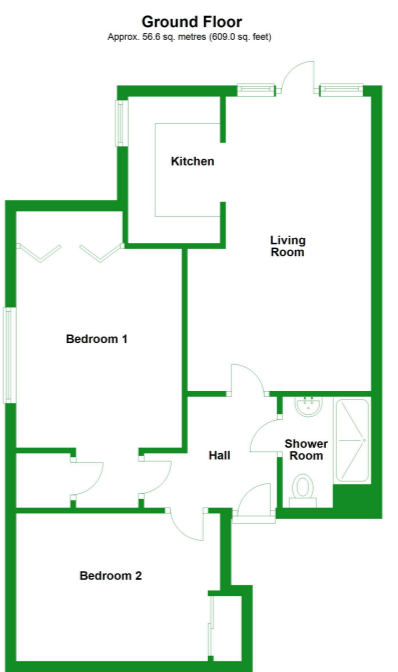
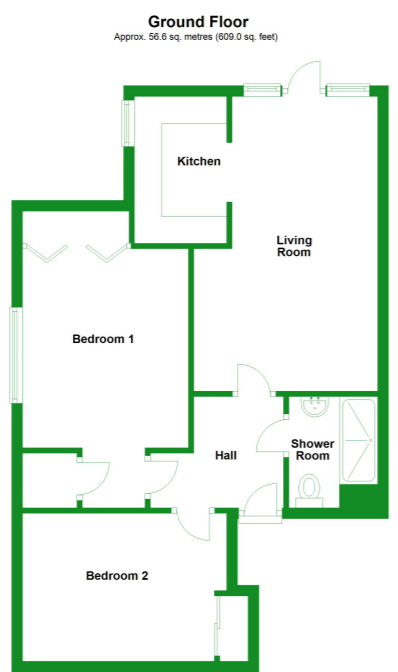
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Huntingdon 60 High Street Huntingdon 01480 414800	Kimbolton 24 High Street Kimbolton 01480 860400	St Neots 32 Market Square St. Neots 01480 406400	Mayfair Office Cashel House 15 Thayer St, London 0870 1127099
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