



Flat 3 The Views George Street, Huntingdon PE29 3BY

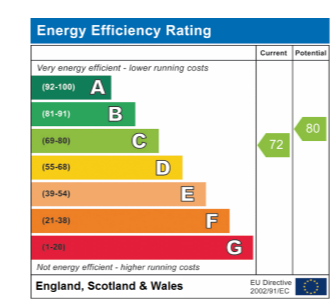
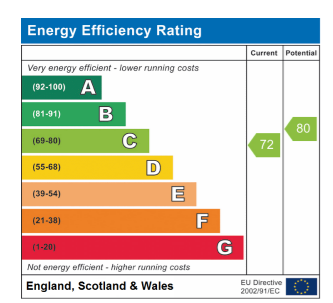
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Guide Price £130,000

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

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**Secure Communal Entrance Areas 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 over sized 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 fire place with inset electric fire, Economy 7 storage heater, coving to ceiling, TV point, telephone point, UPVC door to garden terrace to the rear over 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-standers, 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**

**Tenure**

Leasehold

125 year lease with 104 years remaining

Maintenance Charge - £4,333.16 per annum

Ground Rent - £385.00 per annum

Council Tax Band - C

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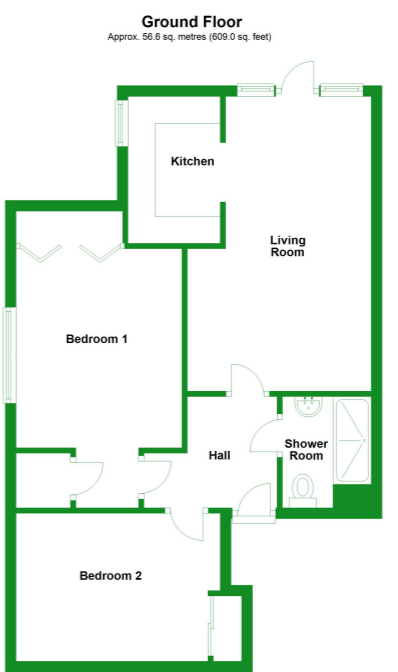
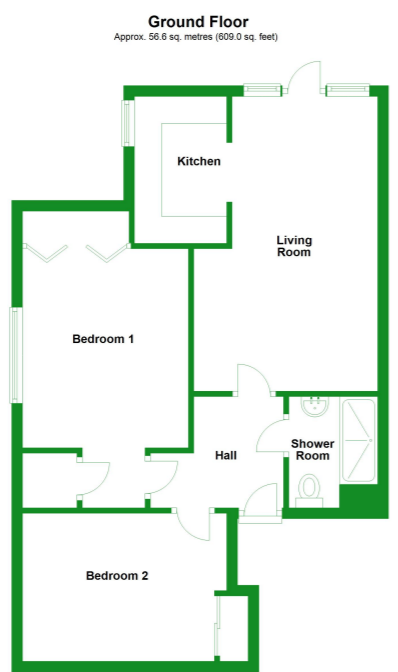
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