



Park Villas, Huntingdon PE29 3BQ

Guide Price £145,000

- Stunning Ground Floor Apartment
- Re-Fitted Kitchen And En Suite Shower Room
- Generous Open Plan Living Accommodation
- Re-Carpeted Throughout
- Two Minutes Walk To The Railway Station
- Short Walk To The Hospital
- Ideal First Time Buy Or Buy To Let Investment
- No Chain And Immediate Vacant Possession



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	58	74
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Peter & Lane & PARTNERS**  
Est. 1990

Huntingdon 01480 414800

[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day

[huntingdon@peterlane.co.uk](mailto:huntingdon@peterlane.co.uk)

## Communal Panel Door To

## Communal Entrance Hall

Panel door to

## Entrance Hall

Double panel radiator, high ceilings, arch internal access to

## Bedroom

16' 1" x 13' 10" (4.90m x 4.22m)

A double aspect room with UPVC bay window to front and UPVC window to rear aspect, recessed lighting, double panel radiator.

## Shower Room

6' 7" x 5' 7" (2.01m x 1.70m)

Re-fitted in a three piece contemporary white suite comprising vanity wash hand basin with mixer tap, chrome heated towel rail, vinyl floor covering, Dolphin boarding surrounds, screened shower enclosure with independent multi head shower fitted over, recessed lighting, extractor.

## Sitting Room

17' 5" x 16' 3" (5.31m x 4.95m)

Incorporating **Kitchen**. Re-fitted in a range of gloss, handle less contemporary base and wall mounted cabinets with complementing work surfaces and up-stands, integral electric oven and ceramic hob with suspended extractor unit fitted above, wall mounted gas fired central heating boiler serving hot water system and radiators, drawer units, single drainer resin sink unit with directional mixer tap, part composite flooring, sash bay window to front aspect, double panel radiator, TV point, telephone point, recessed lighting, 2.78m ceiling height.

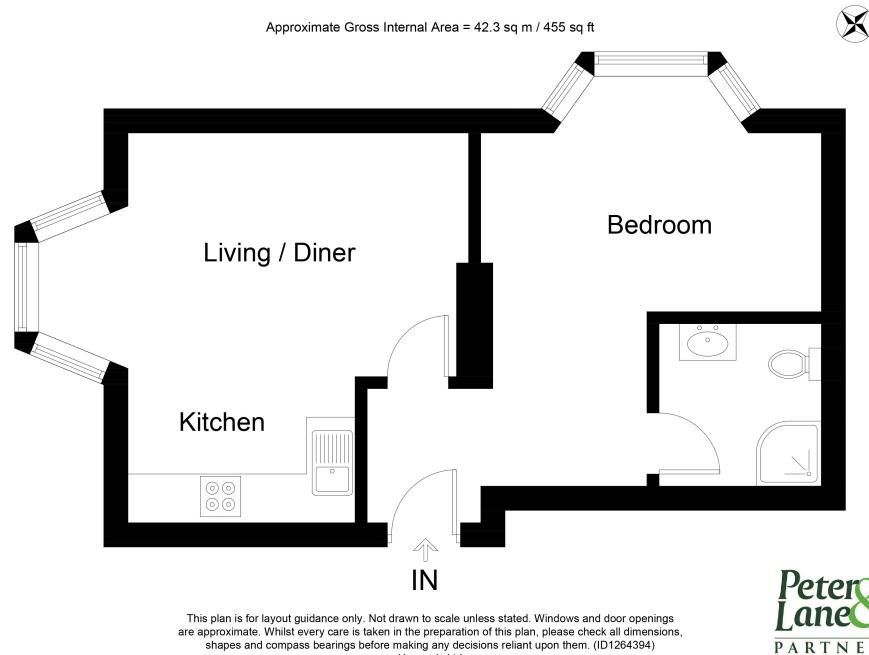
## Buyers Information

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

Council Tax Band - A



**Peter  
Lane &  
Partners**  
EST 1990

Huntingdon	St Ives	Kimbolton	St Neots	Peterborough	Bedford Office	Mayfair Office
60 High Street	10 The Pavement	24 High Street	32 Market Square	5 Cross Street	66-68 St. Loyes St	Cashel House
Huntingdon	St Ives	Kimbolton	St. Neots	Peterborough	Bedford	15 Thayer St, London
01480 414800	01480 460800	01480 860400	01480 406400	01733 209222	01234 327744	0870 1127099

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