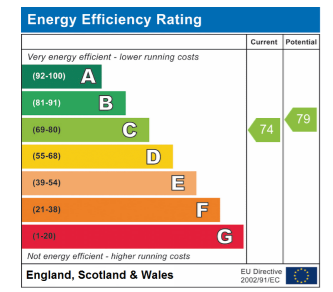




9 The Views George Street, Huntingdon PE29 3BY

Guide Price £120,000

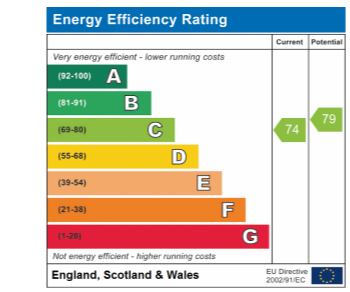
- Beautifully Positioned And Well Presented Ground Floor Apartment
- One Double Bedroom
- Private Access To Communal Gardens
- Re-Fitted Kitchen
- Offered With No Forward Chain And Immediate Vacant Possession



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**Communal Entrance Hall To**

Panel door to

**Reception Hall**

13' 1" x 5' 11" (3.99m x 1.80m)

Economy 7 storage heater, telephone entry system, coving to ceiling.

**Walk In Cloaks Cupboard**

5' 11" x 2' 7" (1.80m x 0.79m)

Housing water system, display shelving, telephone point, fuse box and master switch, coving to ceiling.

**Shower Room**

6' 11" x 5' 3" (2.11m x 1.60m)

Fitted in a three piece suite comprising low level WC, vanity wash hand basin with tiling, shaver light point, over sized screened shower enclosure with independent shower unit fitted over, heated towel rail, extensive tiling, extractor unit, vinyl floor covering.

**Sitting Room**

13' 5" x 11' 10" (4.09m x 3.61m)

UPVC door and window to garden terrace accessing the communal gardens, TV point, telephone point, Economy 7 storage heater, central decorative fire place with inset Living Flame electric fire, coving to ceiling, glazed internal double doors access

**Kitchen**

8' 6" x 7' 7" (2.59m x 2.31m)

Re-fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer one and a half bowl single drainer sink unit with mixer tap, appliance spaces, floor units, UPVC window to garden aspect, corner shelf display unit, plumbing for automatic dishwasher (slimline Bosch dishwasher included), integral fridge freezer and additional free standing fridge, coving to ceiling, ceramic tiled flooring.

**Bedroom**

17' 5" x 8' 6" (5.31m x 2.59m)

A light generous space with Economy 7 storage heater, UPVC double glazed window to garden aspect, wardrobe range with hanging and shelving, coving to ceiling.

**Outside**

There is limited parking provision and some visitors parking available. Well tended and well stocked surrounding mature communal gardens.

**Tenure**

Leasehold

125 Year Lease with 104 Years Remaining.

Maintenance Charge - £1,440 bi-annually

Ground Rent £330.00 per annum

Council Tax Band - B

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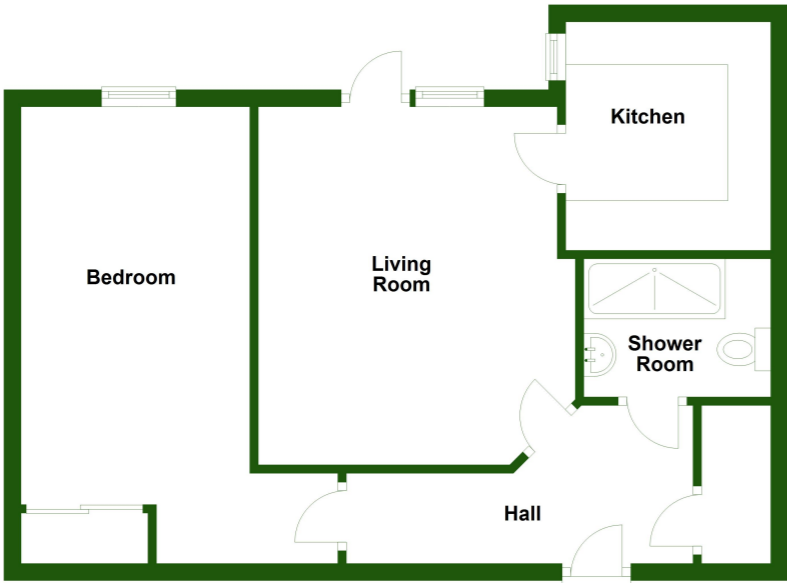
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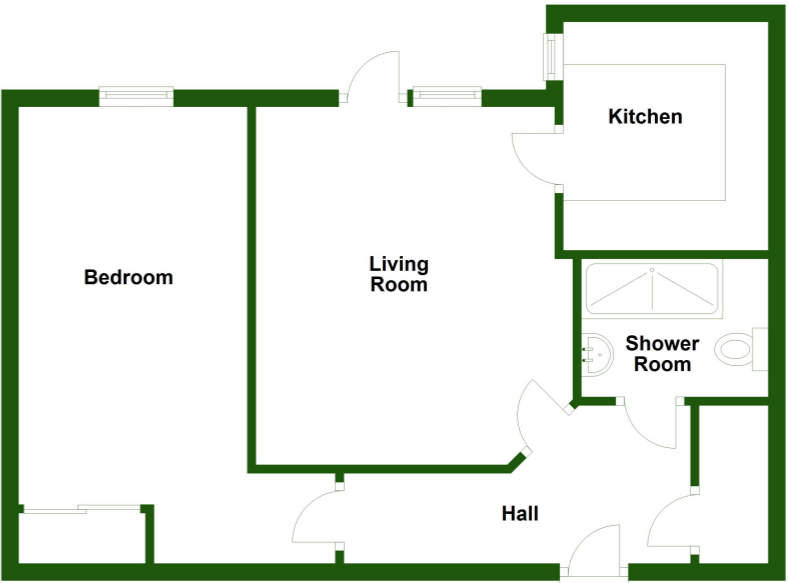
**Ground Floor**

Approx. 48.9 sq. metres (526.8 sq. feet)



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