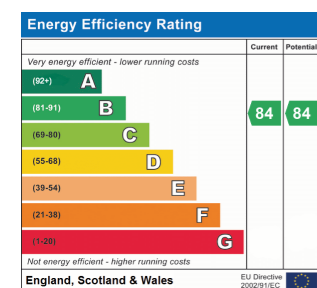




Central Avenue, Brampton PE28 4QL

## Guide Price £235,000

- Immaculately Presented Apartment
- Two Bedrooms
- Fabulous Triple Aspect 22' Kitchen/Reception Space
- Gas Radiator Heating
- Private Designated Parking
- Well Tended Communal Areas
- Desirable Village Location
- No Forward Chain



Huntingdon 01480 414800

www.peterlane.co.uk Web office open all day every day

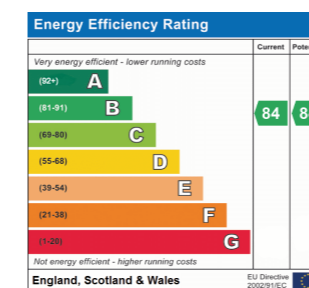
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### Secure Communal Entrance To

Panel door to

### Entrance Hall

11' 0" x 10' 2" (3.35m x 3.10m)

UPVC window to front aspect, generous cloaks cupboard, single panel radiator, LVT flooring.

### Bedroom 1

11' 5" x 9' 7" (3.48m x 2.92m)

UPVC sash picture window to the rear of the development, single panel radiator, central heating thermostat

### Bedroom 2

11' 5" x 9' 10" (3.48m x 3.00m)

UPVC sash picture window to rear aspect, single panel radiator.

### Family Bathroom

8' 2" x 6' 8" (2.49m x 2.03m)

UPVC sash picture window to front aspect, fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with mono bloc mixer tap, chrome heated towel rail, shaver point, panel bath with folded shower screen and independent shower unit fitted over, extractor, LVT flooring.

### Sitting Room

22' 5" x 12' 1" (6.83m x 3.68m)

Incorporating **Kitchen**.A light triple aspect room with UPVC sash windows to front, side and rear aspects, TV point, telephone point, two radiators.

### Kitchen Area

Fitted in a range of base and wall mounted cabinets with complementing work surfaces and up-stands, single drainer one and a half bowl stainless steel sink unit with mono bloc mixer tap, integral electric oven and gas hob with bridging unit and extractor fitted above, integrated Bosch appliances, drawer units, pan drawers, LVT flooring.

### Outside

There are neatly tended communal gardens surrounding the development and there is designated parking for one vehicle with further visitor spaces available.

### Tenure

Leasehold

250 Year Lease with 245 Years remaining

Service Charge (Inclusive of Ground Rent and

Buildings Insurance) £1,400.00 per annum

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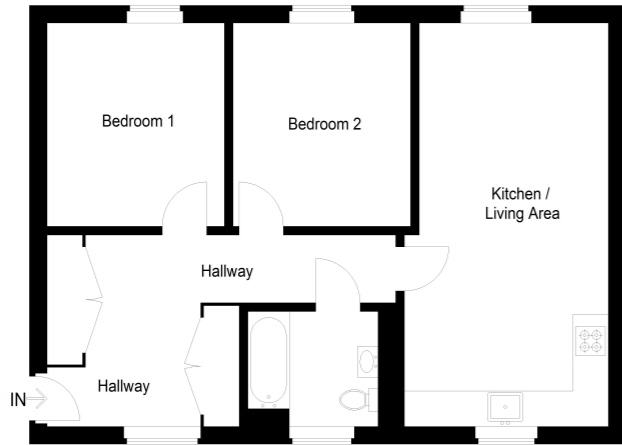
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Approximate Gross Internal Area = 61.9 sq m / 666 sq ft



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. (ID1150117)

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