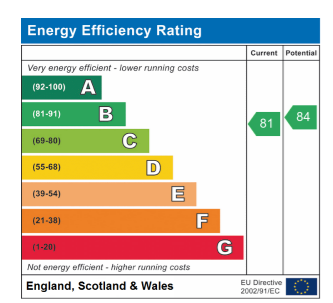




19 The Views George Street, Huntingdon PE29 3BY

Guide Price £125,000

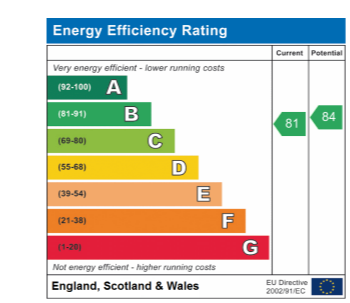
- Well Positioned First Floor Retirement Apartment
- Two Bedrooms
- Appealing Views Over The Communal Gardens
- Over 60's Only
- Convenient Town Centre Access
- Close To Railway Station
- No Forward Chain And Immediate Vacant Possession



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Panel Door To

Entrance Hall

7' 10" x 6' 7" (2.39m x 2.01m)

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

Family Bathroom

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

Fitted in a three piece suite comprising, vanity wash hand basin, panel bath with folding shower screen and independent shower unit fitted over, extractor, full ceramic tiling, shaver light point, coving to ceiling, vinyl floor covering

Bedroom 1

15' 9" x 10' 2" (4.80m x 3.10m)

UPVC window to garden aspect, Economy 7 storage heater, wardrobe range with hanging and shelving, airing cupboard housing pressurised hot water system, fuse box and master switch.

Bedroom 2

13' 5" x 9' 6" (4.09m x 2.90m)

UPVC window to garden aspect, electric panel heater, coving to ceiling.

Sitting Room

17' 9" x 11' 2" (5.41m x 3.40m)

UPVC window to rear aspect, Economy 7 storage heater, TV point, telephone point, coving to ceiling, glazed internal double doors access

Kitchen

8' 10" x 5' 7" (2.69m x 1.70m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, integral electric oven and ceramic hob with bridging unit and extractor fitted above, drawer units, single drainer stainless steel sink unit, appliance spaces, Creda wall heater, UPVC window to rear aspect, coving to ceiling, vinyl floor covering.

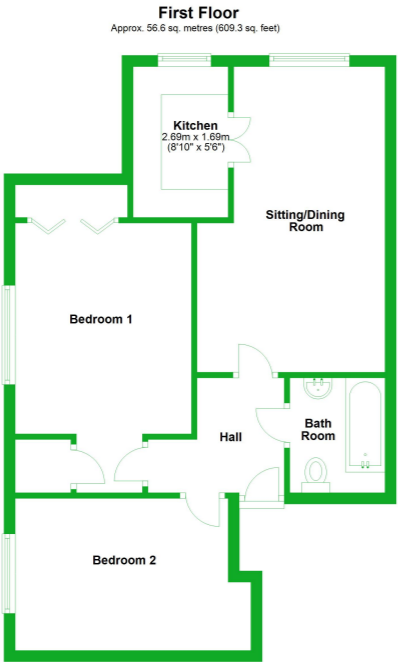
Tenure

Leasehold

125 year lease with 104 years remaining.

Ground Rent - £385.00 per annum

Maintenance Charge - £4,333.16 per annum



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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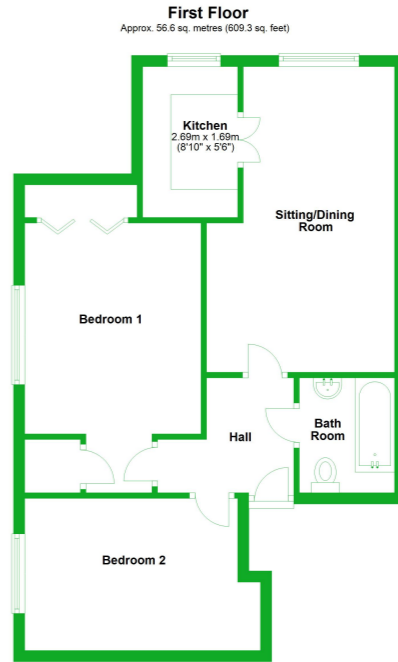
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Bedroom 2

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