



Grammar School Walk, Huntingdon PE29 3LF

Guide Price £115,000

- Convenient Town Centre Location
- One Double Bedroom
- Walking Distance Of Railway And Bus Station
- Residents Parking
- ideal First Time Purchase
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		77
D (55-68)		
E (39-54)	47	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Huntingdon 01480 414800

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

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Communal Entrance Hall to
Second Floor

Panel Door With Side Panel To
Entrance Hall

Cupboard storage, inner door to

Bathroom

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with independent shower unit fitted over, tiling, heated towel rail, vinyl floor covering, extractor unit.

Double Bedroom

13' 1" x 8' 10" (3.99m x 2.69m)

Wardrobe with hanging and storage, UPVC window to front aspect, independent electric heater.

Lounge/Dining Room

14' 9" x 9' 10" maximum (4.50m x 3.00m)

An open plan space with UPVC window to front aspect, independent electric heater, TV point, telephone point, open access to

Kitchen

9' 2" x 7' 7" (2.79m x 2.31m)

Fitted with a range of base units with work surfaces and tiling, single drainer stainless steel sink unit, part ceramic tiling, appliance spaces, electric cooker point with bridging unit and extractor.

Outside

There is parking for one vehicle to the front.

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

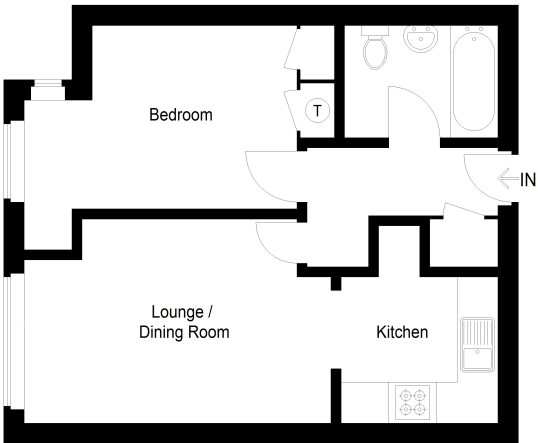
984 Years Remaining

Service Charge - £123.00 per month

Ground Rent - £50.00 per annum

Council Tax Band - A

Approximate Gross Internal Area = 39.7 sq m / 427 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. (ID1237012)
Housepix Ltd



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

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