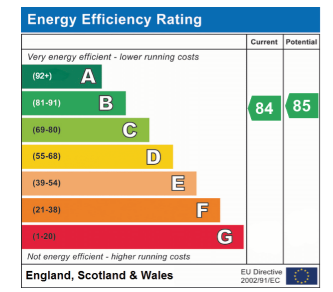




George Street, Huntingdon PE29 3BY

Guide Price £90,000

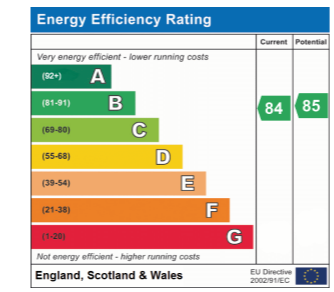
- Well Appointed Over 60's Apartment
- Lovely Outlook On To The Communal Gardens
- Electric Heating
- Convenient Town Centre Location
- Desirable Retirement Community
- Close To Train And Bus Stations
- Communal Parking And Gardens
- No Forward Chain



George Street, Huntingdon PE29 3BY

Guide Price £90,000

- Well Appointed Over 60's Apartment
- Lovely Outlook On To The Communal Gardens
- Electric Heating
- Convenient Town Centre Location
- Desirable Retirement Community
- Close To Train And Bus Stations
- Communal Parking And Gardens
- No Forward Chain



**Panel Door To**

**Entrance Hall**

6' 11" x 3' 3" (2.11m x 0.99m)

Telephone entry system, walk in airing cupboard housing hot water cylinder, shelving, consumer unit and meters.

**Family Bathroom**

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

Fitted in a three piece suite comprising low level WC, vanity wash hand basin with cabinet storage, panel bath with independent shower fitted over, full ceramic tiling, shaver light point, Creda electric wall heater, extractor, coving to ceiling.

**Bedroom**

15' 11" x 10' 8" (4.85m x 3.25m)

UPVC widow to rear aspect, Economy 7 storage heater, coving to ceiling, wardrobe range with hanging and shelving.

**Sitting/Dining Room**

18' 0" x 11' 2" (5.49m 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' 11" x 5' 10" (2.72m x 1.78m)

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

**Tenure**

Leasehold  
125 years with 102 remaining  
Ground Rent - TBC  
Service Charge - TBC  
Council Tax Band - B

**Panel Door To**

**Entrance Hall**

6' 11" x 3' 3" (2.11m x 0.99m)

Telephone entry system, walk in airing cupboard housing hot water cylinder, shelving, consumer unit and meters.

**Family Bathroom**

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

Fitted in a three piece suite comprising low level WC, vanity wash hand basin with cabinet storage, panel bath with independent shower fitted over, full ceramic tiling, shaver light point, Creda electric wall heater, extractor, coving to ceiling.

**Bedroom**

15' 11" x 10' 8" (4.85m x 3.25m)

UPVC widow to rear aspect, Economy 7 storage heater, coving to ceiling, wardrobe range with hanging and shelving.

**Sitting/Dining Room**

18' 0" x 11' 2" (5.49m x 3.40m)

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

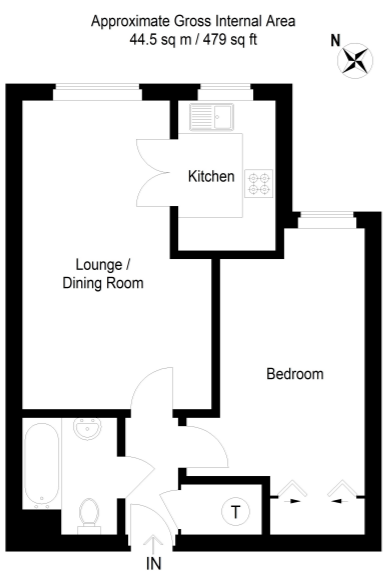
**Kitchen**

8' 11" x 5' 10" (2.72m x 1.78m)

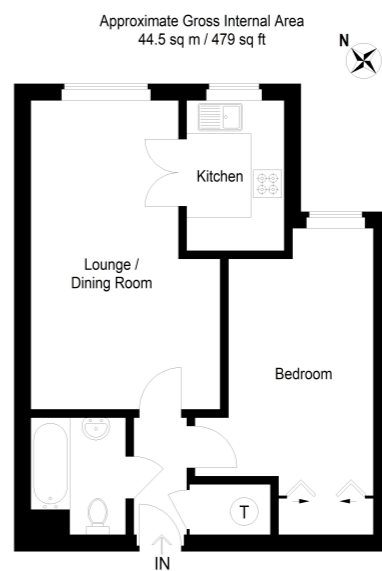
UPVC window to garden aspect, Creda wall heater, fitted in a range of base and wall mounted units with work surfaces and tiling, integral electric oven and hob with bridging unit and extractor fitted above, drawer units, single drainer stainless steel sink unit with mixer tap, appliance spaces, coving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

**Tenure**

Leasehold  
125 years with 102 remaining  
Ground Rent - TBC  
Service Charge - TBC  
Council Tax Band - B



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. (ID1044948) Housepix Ltd



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. (ID1044948) Housepix Ltd



<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Mayfair Office</b> Cashel House 15 Thayer St, London 0870 1127099
---	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.

<b>Huntingdon</b> 60 High Street Huntingdon 01480 414800	<b>Kimbolton</b> 24 High Street Kimbolton 01480 860400	<b>St Neots</b> 32 Market Square St. Neots 01480 406400	<b>Mayfair Office</b> Cashel House 15 Thayer St, London 0870 1127099
---	---	--	---

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.