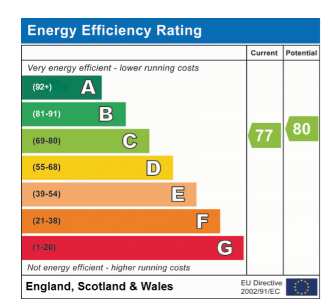




George Street, Huntingdon PE29 3BY

£130,000

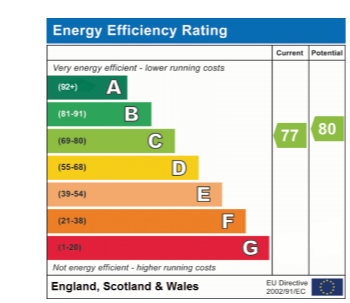
- Second Floor Apartment
- Over 60's Development
- Two Double Bedrooms
- Views Over Communal Grounds
- Off Road Parking Provision (subject to availability)
- Short Distance To The Town Centre
- Close Proximity To The Train Station
- No Onward Chain



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### Solid Door To

### Entrance Hall

Coving to ceiling, storage heater.

### Living/Dining Room

17' 9" x 11' 10" maximum (5.41m x 3.61m)

Coving to ceiling, French doors opening to **Juliette Balcony** with views over the communal gardens, storage heater, double doors to

### Kitchen

8' 9" x 5' 7" (2.67m x 1.70m)

Double glazed window, fitted in a modern range of base, drawer and wall mounted units with complementing work surfaces and tiled surrounds, one and a half bowl single drainer stainless steel sink unit with mixer tap, space for fridge, integrated electric oven and hob with cooker hood over, wall mounted electric heater.

### Bedroom 1

12' 4" x 10' 2" (3.76m x 3.10m)

Double glazed window to front aspect, coving to ceiling, built in wardrobes with mirror folding doors, hanging and shelving, airing cupboard housing hot water cylinder and shelving.

### Bedroom 2

12' 6" x 9' 0" (3.81m x 2.74m)

Double glazed window to front aspect, coving to ceiling, wall mounted electric heater.

### Bathroom

Fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with shower unit over, complementing tiling, coving to ceiling, wall mounted electric heater.

### Outside

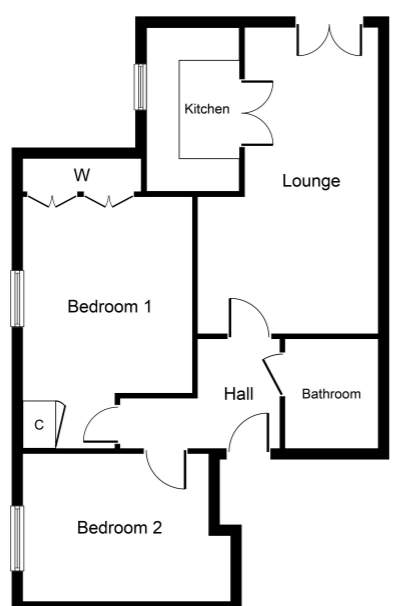
There are well kept communal grounds and parking provision (subject to availability).

### Agents Note

The development benefits from a resident house manager, communal lounge and laundry room with a lift to all floors.

### Tenure

Leasehold  
125 Year Lease with 103 Years Remaining  
Ground Rent - £852.50 per annum  
Service Charge - £4,333.16 per annum  
Council Tax Band - C



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and not necessarily to scale for any one dimension. The measurements should not be relied upon for valuation, tenancy or other legal purposes. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown here may not have been tested and no guarantee as to their operability or efficiency can be given.  
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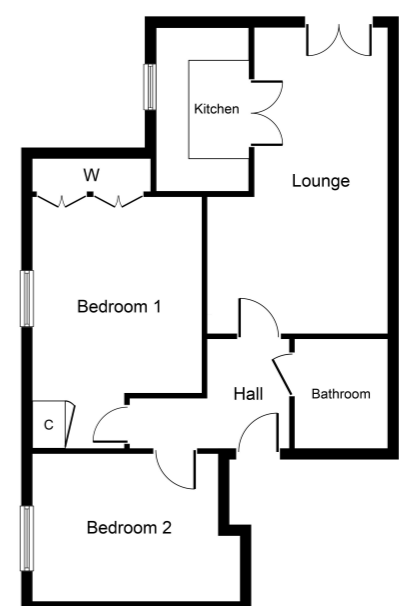
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