



Anglian House

OFFERS IN EXCESS OF
£160,000

Anglian House

Ambury Road South, PE29 3PD

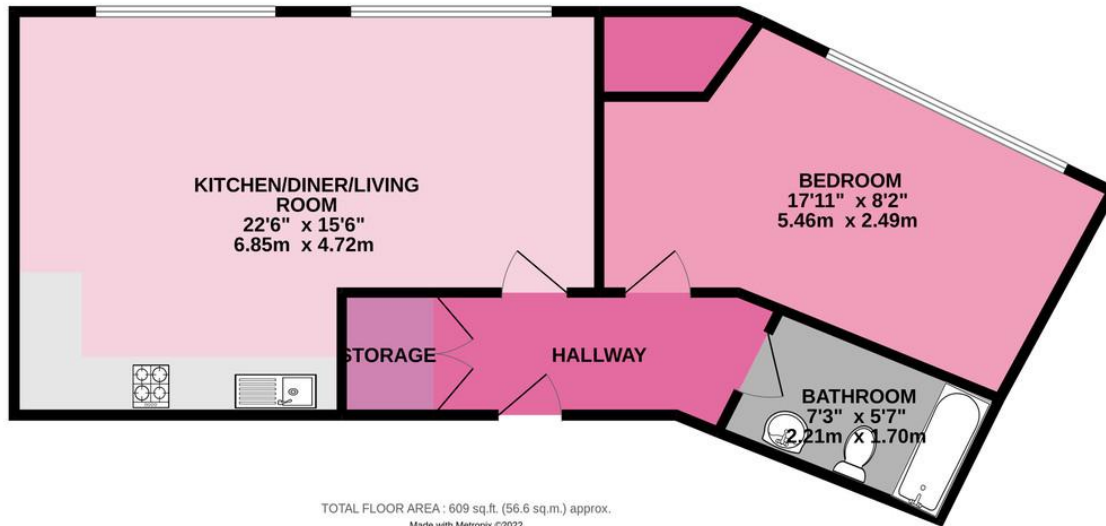
PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to be offering For Sale with NO ONWARD CHAIN this well presented one double bedroom ground floor apartment consisting of in brief entrance hall, open plan living accommodation, double bedroom, bathroom, allocated off road parking and outdoor courtyard. Other benefits include UPVC Double Glazing, gas central heating, fitted kitchen with all built in appliances and it would make for an ideal First Time Buy or Investment. This spacious apartment is located in the heart of Huntingdon's town centre and is within a 5 minutes' walk of the Train Station which provides a fast track service into London Kings Cross within the hour. Cambridge is also easy accessible via the Bus Station which is within less than a 5 minutes' walk. The apartment is also within a short distance to major road links A1 and A1. Huntingdon's Town Centre has many local amenities such as local restaurants, coffee shops, convenience shops and bars.





GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



FAQs

Tenure: Leasehold
Council Tax Band: A
Age of Property: Converted in 2015
Lease: 125 years from new
Ground Rent: £250 Per Annum
Maintenance Charge: £1530 Per Annum
Vendors Onward Movements: No Onward Chain
What3Words: ///solder.threaded.estate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	7.3	7.3
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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