



Asking Price Of  
**£197,500**  
1 The Hurdles  
Brampton, PE28 4QR

## PROPERTY SUMMARY

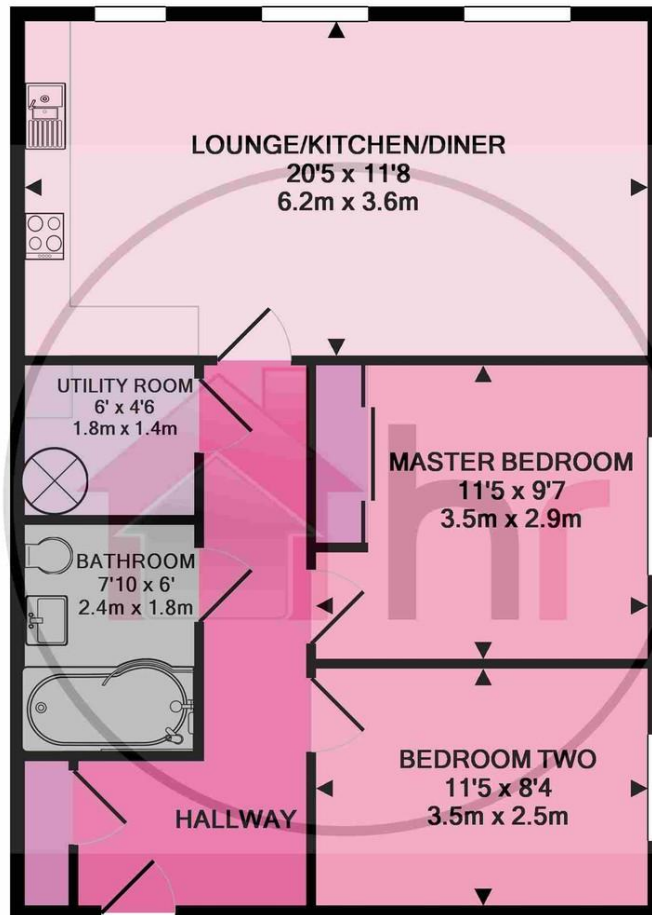
harveyrobinson estate agents in Huntingdon are delighted to offer For Sale with NO ONWARD CHAIN this well appointed, modern luxury TWO DOUBLE BEDROOM Ground Floor Apartment situated within the sought-after Village of Brampton. In brief the property comprises of an Entrance Hall, Open-plan living arrangement with the Lounge leading to the Kitchen/Diner area, complete with integrated appliances, Utility Room, two Bedrooms and Bathroom. Outside, the property benefits from one allocated parking space, communal bin stores and cycle racks. This well presented and established apartment was built in 2006 by the prestigious house builder Campbell Buchanan. Positioned close by to Brampton's village playing field and in close reach of Brampton's High Street with amenities to include an independent butchers, café/tea room, post office and various social clubs. To arrange a viewing, please contact our Huntingdon Branch.



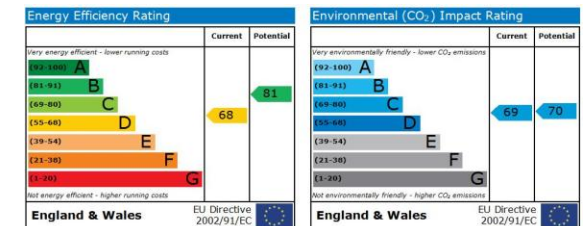


## FAQs

**Property Built: 2006**  
**Council tax Band: B**  
**Water Meter: Yes**  
**Lease Length: 990 years**  
**Ground Rent: £200 P/A**  
**Maintenance: £750-£800 P/A**  
**Anticipated Rental Income: £875.00 PCM**



TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)  
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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

91 High Street, Huntingdon,  
 Cambridgeshire, PE29 3DP

### CONTACT

01480 454040  
 huntingdon@harveyrobinson.co.uk  
 www.harveyrobinson.co.uk