



HARVEY ROBINSON

£170,000
High Street
Huntingdon, PE29 3DR

Harvey Robinson Estate Agents are delighted to offer For Sale this very well presented One Double Bedroom Apartment in the McCarthy and Stone over 60's independent living complex in Huntingdon. It is located in the heart of Huntingdon's Town Centre and is within a short walking distance to the bus station and train station as well as many local amenities. The complex has many social and hobby areas such as a Homeowners Lounge located on the top floor, a Roof Top Terrace overlooking Huntingdon, a Reading Room and Hobby and Crafts Room. There is also a Guest Suite to accommodate visitors. In brief, the apartment comprises Entrance Hall, Lounge/Diner, Fully Fitted Kitchen, Shower Room and Bedroom. It also benefits a 24hr care line, a dedicated house manager who takes care of running the development, camera door entry system, an allocated parking space.

If you would like to find out any further information or wish to arrange an appointment please contact our Huntingdon Office.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

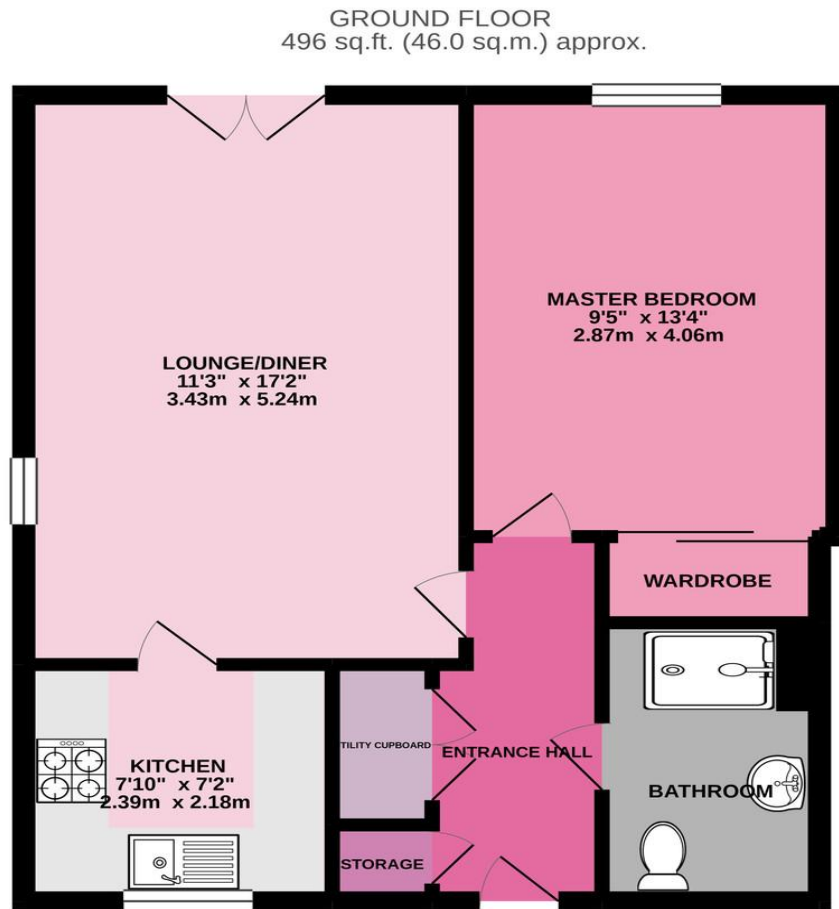
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TOTAL FLOOR AREA : 496 sq.ft. (46.0 sq.m.) approx.
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FAQs

Service charges: £2912.28

Ground rent - £425

Lease: 999 years from 1st Jan 2016

Council Tax Band: B

Parking: The owners have purchased an allocated parking space lettered K, next to the main entrance

The service charge includes: Building and systems maintenance. Contract cleaning of communal areas. Upkeep of gardens, grounds and external windows. 24hr emergency monitoring service. Water rates, Electricity, heating, lighting and power to communal areas. Comprehensive insurance of the building and contents of communal areas.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |

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

HARVEY ROBINSON

OFFICE ADDRESS

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