



£235,000

Charlton House, Nursery Road

Huntingdon, PE29 3RJ

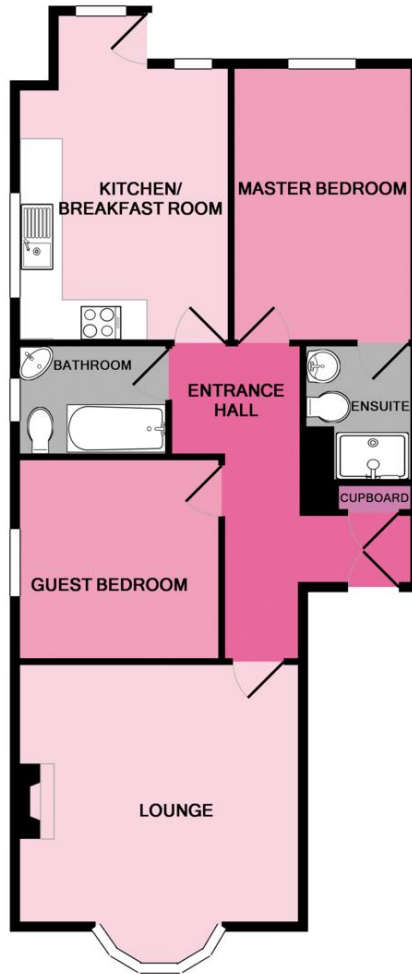


## PROPERTY SUMMARY

Harvey Robinson Estate Agents in Huntingdon are delighted to offer For Sale this Two Double Bedroom First Floor Apartment in this small secure Charlton House development. Located in the heart of Huntingdon that is within walking distance to the town centre which has many amenities such as local restaurants, coffee shops and retail stores. Huntingdon's train station is located within less than half a miles walk from the property and provides a fast track service into London's Kings Cross within the hour. This well presented apartment comprises lounge, kitchen/diner, two double bedrooms with an en-suite to the master plus an additional family bathroom. Outside, the property benefits from off road allocated parking space. This is a must see to truly appreciate and would make a perfect first time buy or investment.



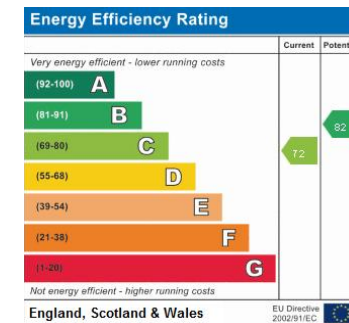




TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 SQ.M.)  
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## FAQs

Tenure: Leasehold  
 Vendors Onward Movements: No Chain  
 Council Tax Band: B  
 Lease: 115 years left out of 125 years  
 Ground Rent: £120, under review every 25 years  
 Maintenance Charge: £900pa (presently paid £75pm) reviewed annually  
 What is Included: Property Insurance; Cleaning + maintenance of communal areas & £120pa into sinking fund.



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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### CONTACT

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