



HARVEY ROBINSON

£95,000

The Views, George Street

Huntingdon, PE29 3BY

Harvey Robinson Estate Agents in Huntingdon are delighted to be offering For Sale this First Floor, Two Double Bedroom Retirement Home. 'The Views', built in 2000 by McCarthy & Stone, this development offers over 60's a place for independent living but also the option to be able to socialise in the communal areas including in and outdoors, with frequent in-house events. An in-house manager is also within the development as well as 24hr pull cords in case of emergencies.

The property in brief comprises of entrance hall, kitchen with double doors opening to the lounge/diner, bathroom, master bedroom with fitted wardrobes and a further second double bedroom.

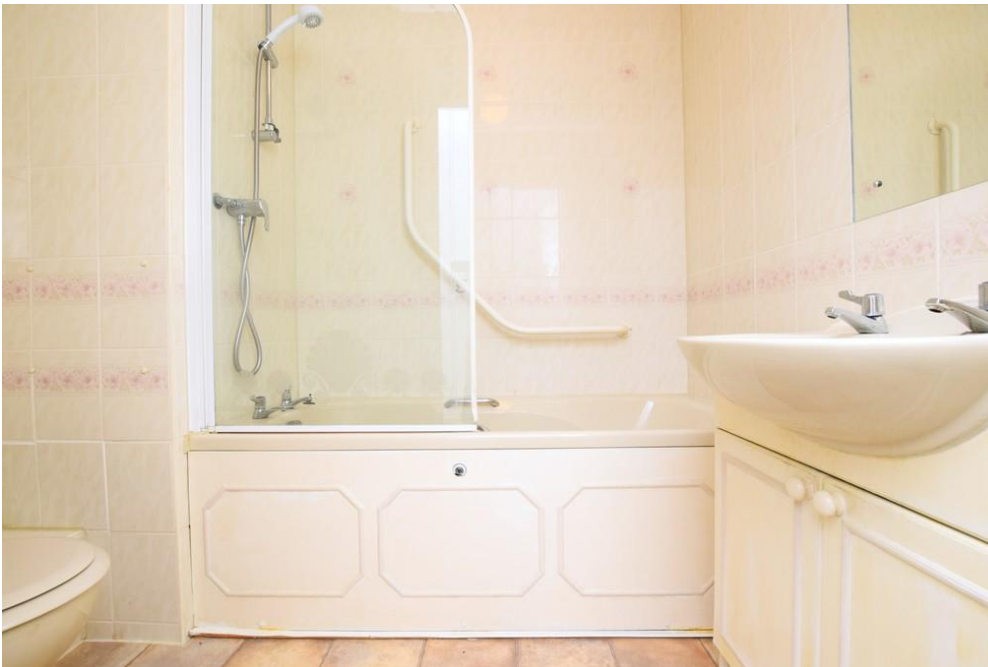
Huntingdon is one of Cambridgeshire's best-loved locations. It's famous for being the birthplace of Oliver Cromwell, and there are several historic buildings in and around the town, which give it plenty of character. It is a popular location for people of all ages with its great local amenities and riverside walks. In the town itself, you'll find many familiar High Street brands, such as WH Smiths, Boots, TK Maxx and more. There are also some great pubs and restaurants in the town.

The station is located a few minutes walk from the property and has trains running to London King's Cross throughout the day. There is also a bus stop located just outside the front of Millfield Court which offers a guided bus service into Cambridge City Centre.

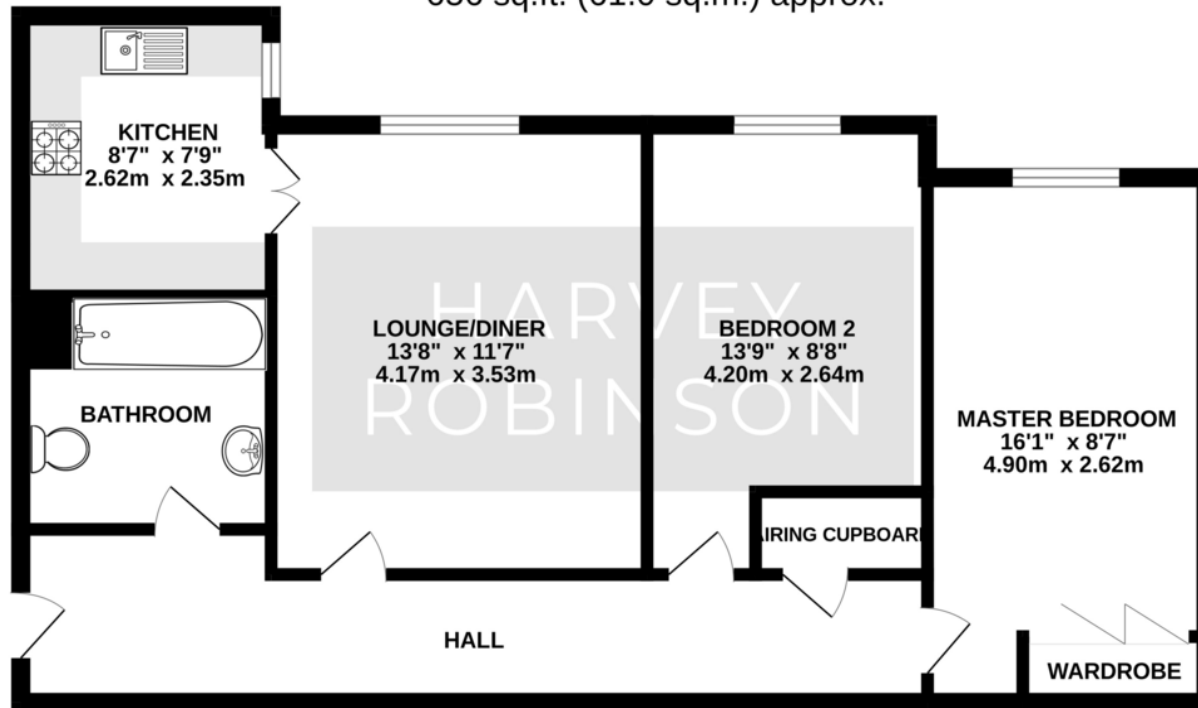
For further information or to arrange a viewing, please contact our Huntingdon Office.

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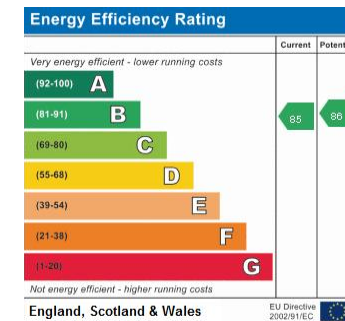
**GROUND FLOOR**  
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.  
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**FAQs**

Tenure: Leasehold  
Council Tax Band: B  
Ground Rent: £400pa (reviewed annually)  
Service Charge: £4800pa (reviewed annually)  
Lease: 102 years left from a 125 year lease  
Management Company: First Port  
Age Restrictions: Over 60s (or at the discretion of the manager)  
Vendors Onward Chain: No chain



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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