



HARVEY ROBINSON

£240,000

The Grange

Brampton, PE28 4RA

Harvey Robinson Estate Agents are thrilled to bring to market this stunning Two Bedroom Ground Floor Apartment in the popular development, The Grange, in Brampton. This beautiful home comprises large entrance hall, 17ft kitchen/diner, separate 15ft lounge, master bedroom with fitted wardrobes, a further second bedroom and a spacious shower room. Other benefits include a communal garden area, two allocated parking spaces and gas central heating.

Located on the edges of Huntingdon, Brampton is a popular village that has a lot to offer people of all ages. Whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to live in a village that has all of the day-to-day amenities you will ever need, Brampton would be the perfect place to move to.

There are some lovely scenic locations to explore in and around Brampton including Brampton Wood Nature Reserve which is the second largest nature reserve in Cambridgeshire covering 132 hectares and providing ample walking and cyclist routes with lots of habitat for a variety of wildlife.

Hinchingbrooke Country Park which covers 150 acres of open grasslands, mature woodland and lakes is located at the other end of the Village. It is a great place to visit for families, nature spotters, dog walkers and those who wish to enjoy the great outdoors. There is a mix of play areas, a cafe, hard-surfaced and muddy paths, secluded woodlands and wildflower meadows.

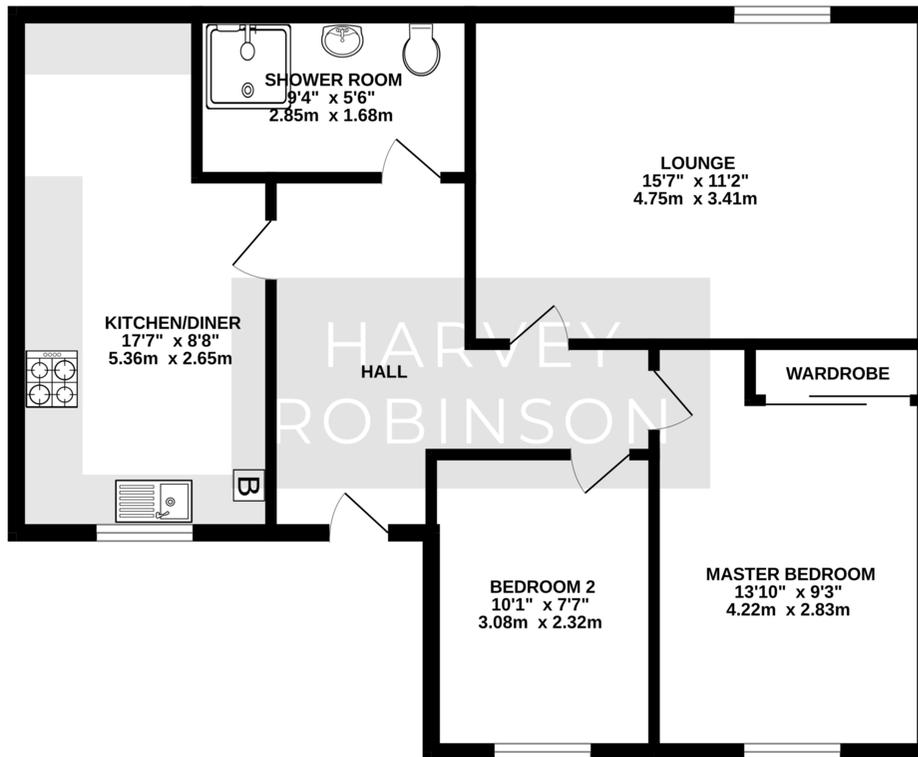
Brampton has a well-regarded primary school and is within catchment for Hinchingbrooke Secondary School located in Huntingdon. The village has excellent local amenities which include a GP surgery, Vets, Dental Practice, two CO-OP stores, golf course, garden centre, two popular pubs both serving food, tearooms and local shops including a post office, butchers and chemist.

Brampton benefits from fantastic transport links via the A14 and A1 as well as being close to the Huntingdon Train Station which has a direct line straight to London Kings Cross & St Pancras, there are also regular Buses into Huntingdon with the bus stop being within a few minutes' walk of the property.





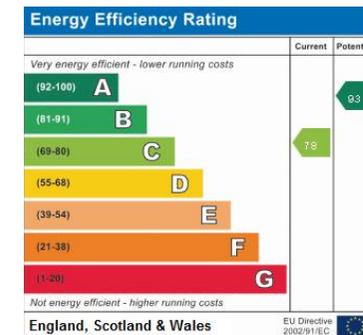
GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.5 sq.m.) approx.
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FAQs

Tenure: Leasehold
Council Tax Band: B
Vendors Onward Movements: No chain
Lease Length: approx. 991 years left
Maintenance Charge: £1,000 pa
Ground Rent: £300 pa
What3Words: ///gems.pints.copes



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

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