



HARVEY ROBINSON

Guide Price

£230,000

12 Ferrars Road

Huntingdon, PE29 3AH



## PROPERTY SUMMARY

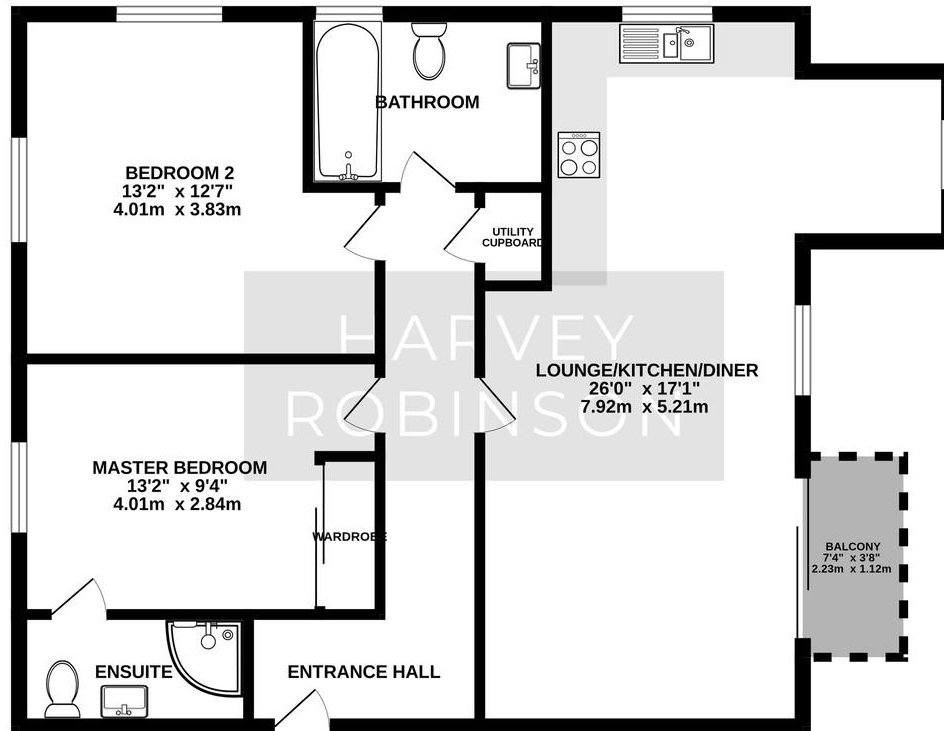
Harvey Robinson Estate Agents are pleased to present this beautifully maintained two-bedroom first-floor apartment located within the sought-after Aragon House development, right in the heart of Huntingdon town centre.

The apartment features a generous 26ft open-plan lounge/diner, with French doors leading out to a private balcony. The lounge flows into the kitchen and a versatile home office area. The accommodation includes two spacious double bedrooms, with the master benefiting from an en-suite, plus a modern family bathroom.





GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.  
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## FAQs

Tenure: Leasehold  
Lease: 125 years from new  
Service Charge: £1,191.93 per annum  
Ground Rent: £0 - under a peppercorn  
Management Company: Eagerstates Ltd.  
Vendors Onward Movements: No chain - bought with friend and he is now in Navy so needs to sell  
Age of Windows: 2020  
Age of Boiler: 2021  
Age of Property: 2020  
Council Tax Band: B  
EPC: B, at its highest potential  
F&Fs: integrated oven, dishwasher & F/F staying

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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### OFFICE ADDRESS

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