



HARVEY ROBINSON

Offers In Excess Of

£230,000

9 Eppeworth Drive

Alconbury Weald, PE28 4NA

Harvey Robinson Estate Agents in Huntingdon are thrilled to present this stunning two-bedroom first-floor apartment, located in the highly desirable new development of Alconbury Weald. Built in 2023, this beautifully maintained home offers contemporary living in a vibrant, up-and-coming community and is an absolute must-see.

Step inside to discover a spacious layout, featuring an inviting entrance hall, a generous 18ft open-plan lounge/kitchen/dining area complete with bifolding doors that open onto a private balcony—perfect for relaxing or entertaining.

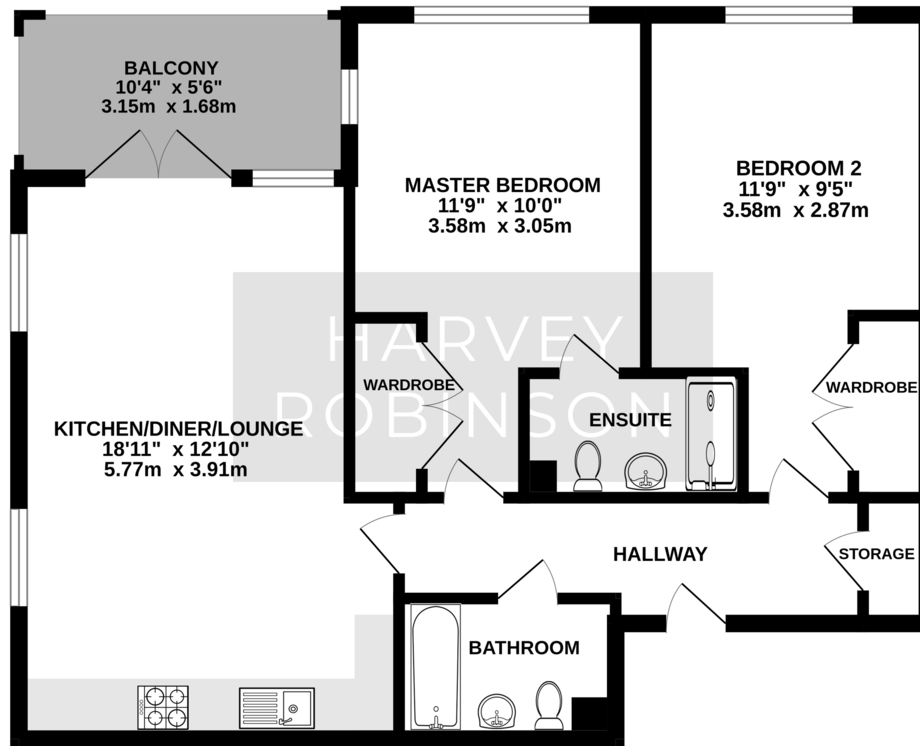
The property boasts two generously sized double bedrooms, with the master bedroom benefiting from its own en-suite shower room, in addition to a stylish family bathroom.

Externally, the apartment includes a garage beneath a coach house and a dedicated parking space directly in front. The current owner has maintained the property to an exceptional standard, making it ready to move straight into.





GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq.ft. (59.8 sq.m.) approx.
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FAQs

Tenure: Leasehold
Council Tax Band: B
Age of Property: 2023
Lease: 997 years out of 999 year lease
Management Co: Encore Estates
Management Charges: £1,035, reviewed annually
Ground Rent: £374.12pa
Water Meter: Yes
Age of Boiler: 2023
Loft: Part boarded

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		

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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