



HARVEY ROBINSON

Offers In Excess Of  
**£185,000**  
Anglian House  
Ambury Road South, PE29 3PD

Harvey Robinson Estate Agents are delighted to bring to market this stunning Two Double Bedroom Top Floor Apartment in the desirable Anglian House Development in central Huntingdon. The property was converted in 2015 and offers modern & stylish accommodation throughout. The apartment comprises a fully fitted kitchen with open plan to the lounge & dining space, two double bedrooms with an ensuite shower room to the master bedroom and a separate main bathroom. Outside, the property offers an allocated parking space, a handful of visitor bays and a communal wild garden. Other benefits include large UPVC double glazed windows, gas central heating, the ease of a lift for access to the top floor and is conveniently positioned centrally in Huntingdon so would make the ideal investment property.

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 Marks and Spencer's, WH Smiths, Boots, TK Maxx and more. There are also some great pubs and restaurants in the town in particular The Restaurant and Wine Shop at the Old Bridge Hotel is well worth a visit.

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 the central bus terminus located just adjacent which offers a guided bus service into Cambridge City Centre.

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

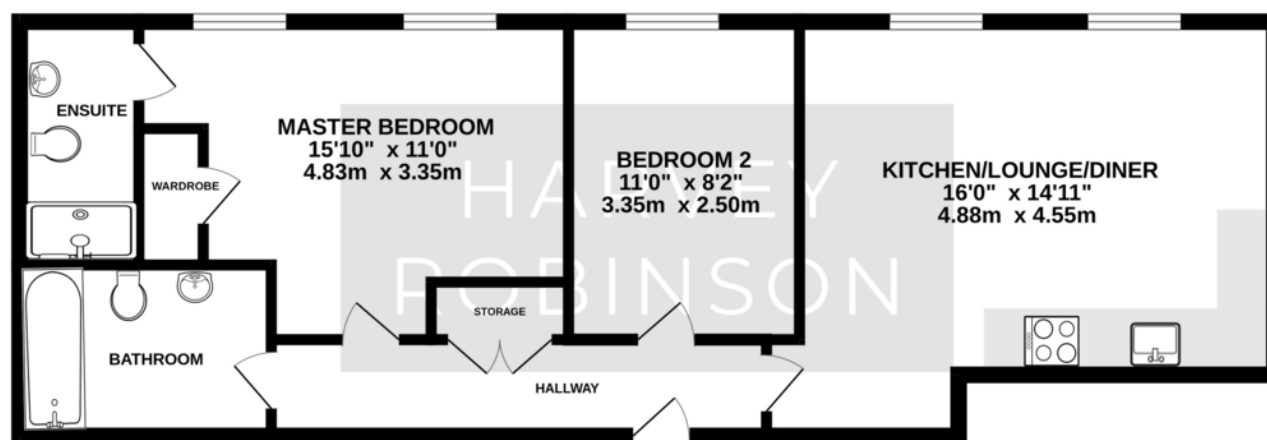
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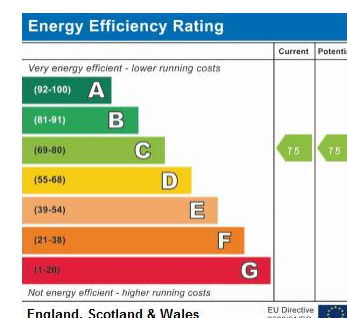
**GROUND FLOOR**  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.  
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**FAQs**

- Tenure: Leasehold
- Age of Conversion: 2015
- Lease: 125 years from new
- Ground Rent: £250pa
- Service Charge: TBC
- Council Tax Band: A
- Vendors Onward Movements: No chain
- What3Words: ///branched.remind.income



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**

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