



HARVEY ROBINSON

£130,000  
George Street  
Huntingdon, PE29 3BD

Harvey Robinson Estate Agents are delighted to bring to market this one double bedroom first floor apartment in Huntingdon. The property in brief comprises entrance hall, 15ft lounge/diner, kitchen/breakfast room and bathroom. Built around the 1900's with character features such as sash windows and high ceilings. It also benefits gas central heating.

This property would make an ideal investment or first time buyer property as it offers low maintenance charges and is located in a prime location in the centre of the town.

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.

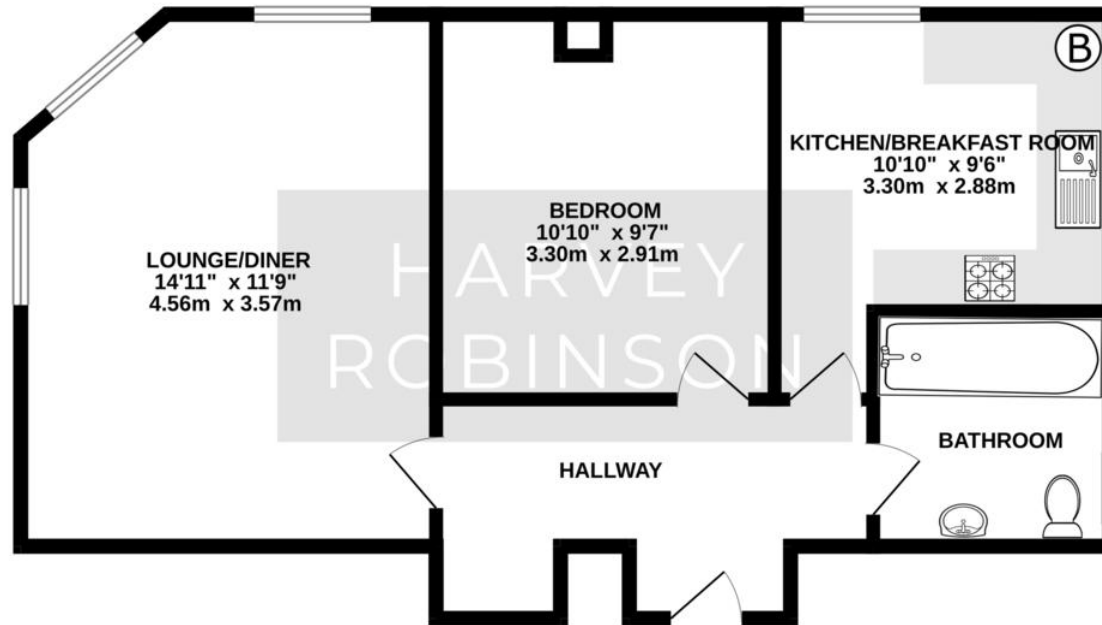
The station is located a few minutes walk from the property and has trains running to London King's Cross throughout the day. There is also a bus station location in the town centre which offers a guided bus service into Cambridge City Centre.

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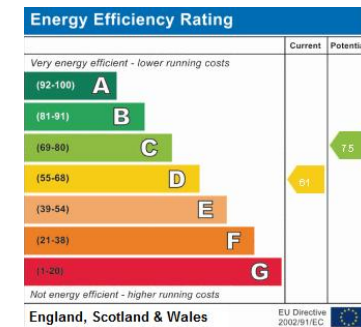
**GROUND FLOOR**  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 sq.m.) approx.  
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**FAQs**

Council Tax Band: A  
Age of Property: Circa 1900-1930  
Vendors Onward Movements: No chain  
Water Meter: Yes  
Age of Boiler: Dec 2022, serviced  
Lease: 97 years left as of 2024  
Management Company: Darnell Electrical Installations Ltd.  
Ground Rent: £50 per annum  
Service Charge: Approx. £200 per annum



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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