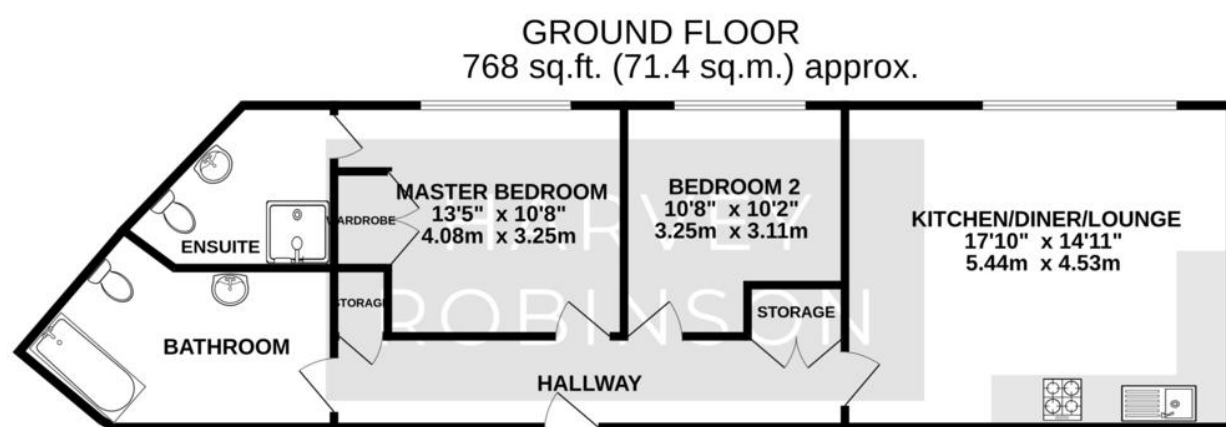


PROPERTY SUMMARY

Harvey Robinson Estate Agents are pleased to present this spacious two-bedroom apartment in the heart of Huntingdon's town centre. Situated on the ground floor of a 2016 conversion, Anglian House offers ample space and modern accommodation. The property features an entrance hall, a generous open-plan lounge/diner/kitchen, two bedrooms including a master with an ensuite shower room, and a guest bathroom. Externally, the apartment benefits from allocated parking for one vehicle, visitor spaces, and a communal wild garden. Since moving in, the current owner has made several upgrades, including new flooring, brand new fitted kitchen appliances, blackout blinds, and UV protection tinted windows. Additional features include UPVC double glazing, gas central heating, and the property is offered with no onward chain. This property is a must-see to fully appreciate its offerings. For more information or to arrange a viewing, please contact our Huntingdon office.



FAQs

Tenure: Leasehold
 Lease: 125 years from new (October 2015)
 Service charge for period: 1 Oct 2023 - 30 Sep 2024 - £2,005.21 (£167.10 per month)
 Ground Rent: £250pa
 Council Tax Band: B
 Water Meter: Yes
 Age of Boiler: 2016
 Age of Windows: 2016
 Age of Property: Converted in 2016
 Vendors Onward Movements: No chain

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 75 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

HARVEY ROBINSON

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