



1 Ferrars Court, Huntingdon

- Three Bedroom
- Town House
- Town Centre Location
- Allocated Parking
- Ideal First Time Purchase
- Ideal Investment
- Enclosed Garden
- Ensuite to Master

£200,000
Leasehold

LOCATION

"Double-Click To Insert Map"

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DISCLAIMER

These details and floor-plan are produced in good faith and are to act only as a guide to the property and therefore do not constitute any part of a contract. Potential buyers are advised to re-check any measurements before committing to any expense. We check with every vendor if they are aware of any prohibitive/restrictive covenants which may affect the enjoyment of the title, should we be made aware of anything it will be noted within the brochure. We recommend that all title documents are checked by your conveyancer or legal representative before committing to any purchase.

MONEY LAUNDERING REGULATIONS 2017

Harvey Robinson would like to make intending purchasers aware that any offer made on a property is subject to satisfactory customer due diligence and a property will not be removed from the market until we have received photographic ID and a proof of address document. Further information is available upon request.

HARVEY ROBINSON

Harvey Robinson Estate Agents in Huntingdon are delighted to bring to market this Three Bedroom End of Terraced Home located on the popular Ferrars Court Development within Huntingdon's town centre. In brief, the property comprised entrance hall, dining room and kitchen/breakfast room to the ground floor. The first floor offers the lounge, double bedroom and shower room. The master and second bedroom completes the top floor with a jack & jill bathroom. Outside, you will find an enclosed rear garden & off road parking to the front. For further information, please contact our Huntingdon office.

INTRODUCTION

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LOCATION

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.

FAQ

Tenure: Leasehold
Length of Lease: 66 years out of 99 (TBC)
Ground Rent: £250 per 6 months approx. (TBC)
Maintenance: £281.25 every 4 months approx. (TBC)
Onward Movements: No Onward Chain
Council Tax: Band D
W3W - //fragment.rides.juggles

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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