



HARVEY ROBINSON

Offers In Excess Of
£200,000

4 Aragon House

12 Ferrars Road, PE29 3AH

PROPERTY SUMMARY

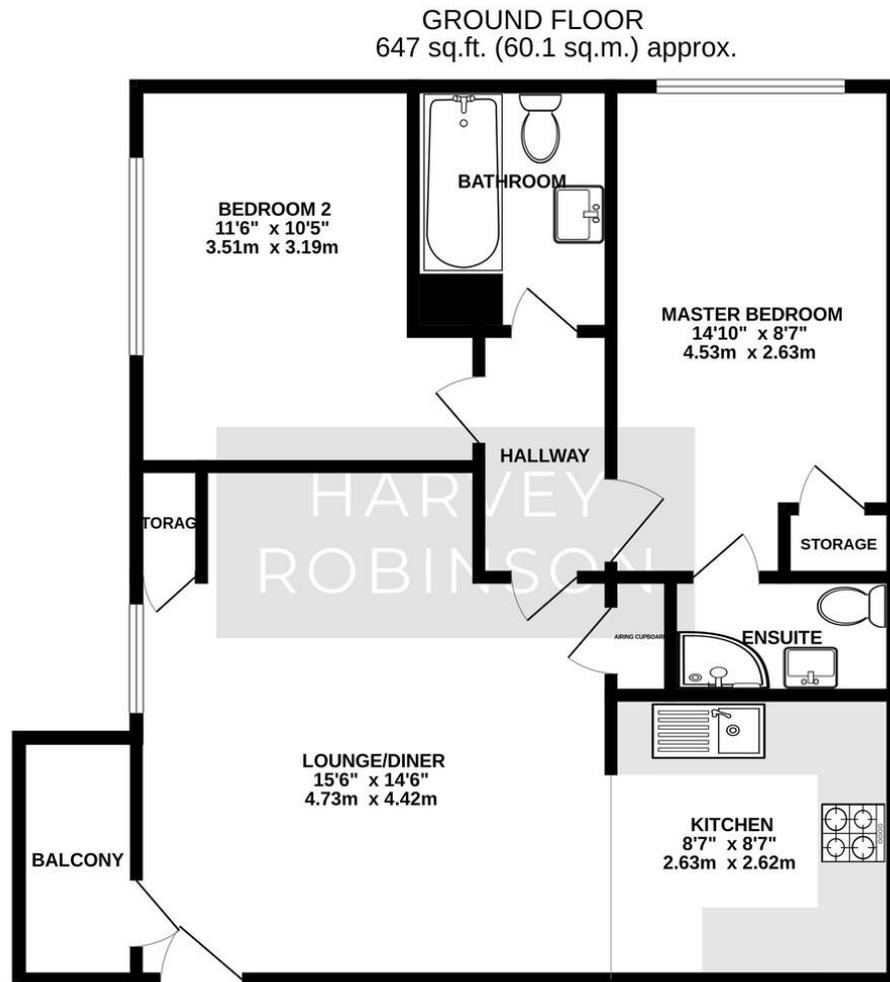
Harvey Robinson Estate Agents are pleased to present this immaculate two-bedroom top floor apartment located in the new Aragon House development in Huntingdon. Completed in 2020, this modern property offers exceptional space and condition throughout. The apartment features an open plan lounge/diner/kitchen equipped with separate utility cupboard and storage, an inner hallway, a family bathroom, and two spacious double bedrooms. The master bedroom includes a built in wardrobe and an ensuite bathroom. Externally, the property benefits from a personal balcony area and an allocated parking bay. Additional advantages include UPVC double glazing and gas central heating and is ideally situated in the heart of Huntingdon's town centre.





FAQs

Age of Property : 2020
 Tenure: Leasehold
 Lease Length: 125 years from new
 Service Charge: £1,191.93 annually
 Ground Rent: Under a peppercorn rent
 Vendors Onward Movements: No chain - ex rental
 Council Tax Band: B
 Boiler: Gas, installed 2020
 Type of Guarantee/Warranty: Checkmate 10 year (Castle 10)
 Bike Storage facilities – large locked bike store
 Management Company: Belgravia Block Management
 Freeholder: Lioncross Huntingdon LLP (Freehold will be offered to leaseholders)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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

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