



HARVEY ROBINSON

Offers In Excess Of
£110,000

The Views

George Street, PE29 3BY

Harvey Robinson Estate Agents in Huntingdon are delighted to offer For Sale this well-presented first-floor, two double bedroom retirement apartment.

Situated within The Views, an exclusive development built by McCarthy & Stone in 2000. This property provides comfortable and independent living for the over 60s, with the added benefit of a warm and welcoming community atmosphere. Residents can enjoy a range of communal facilities both indoors and outdoors, as well as a regular programme of social events. The development also benefits from an on-site manager and a 24-hour emergency call system for added peace of mind as well as an on site laundry room.

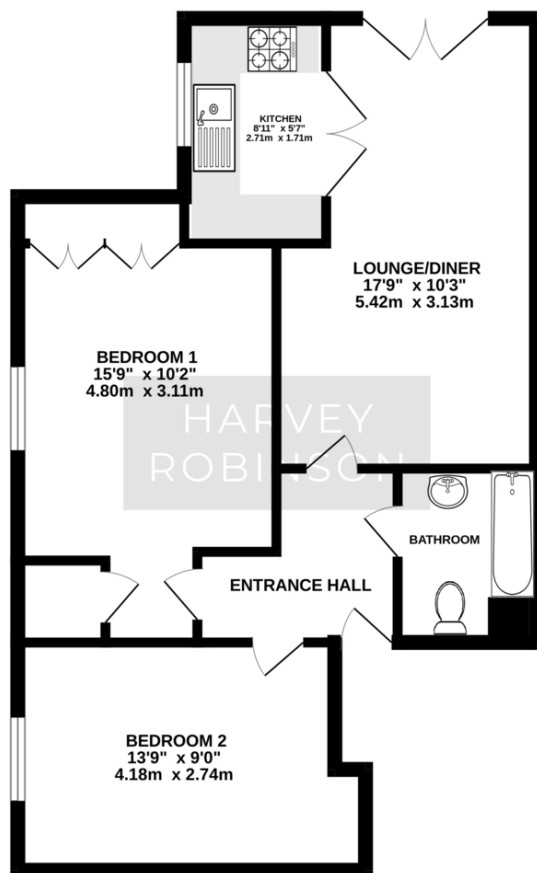
The accommodation briefly comprises a welcoming entrance hall, a kitchen with double doors opening to a spacious lounge/diner, a bathroom, a master bedroom with fitted wardrobes, and a second double bedroom.

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





GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 sq.m.) approx.
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FAQs

Tenure: Leasehold
Council Tax Band: C
Lease: 25 years left of 125 year lease
Management Charges: £5,087.52PA
Ground Rent: £852.81PA - reviewed every 20 years
Vendors Onward Movements: No chain, moved into care
Age of Boiler: 2001, serviced 2024
What3Words Location: [///wiggles.casually.reworked](https://wiggles.casually.reworked)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	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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