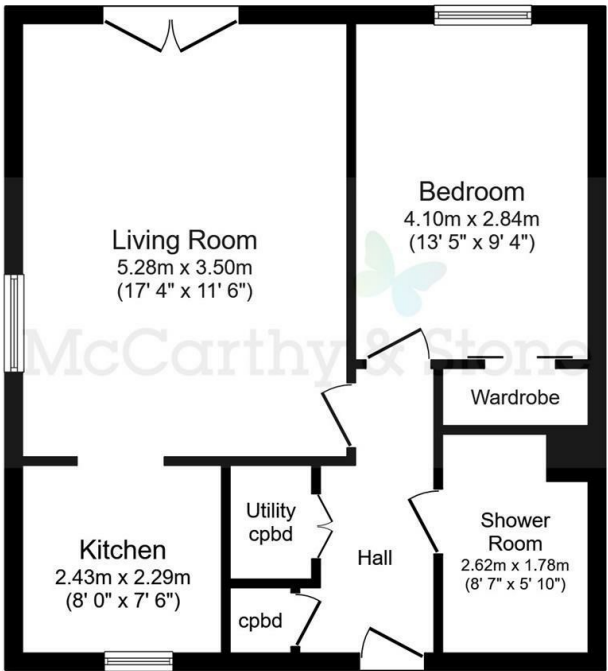


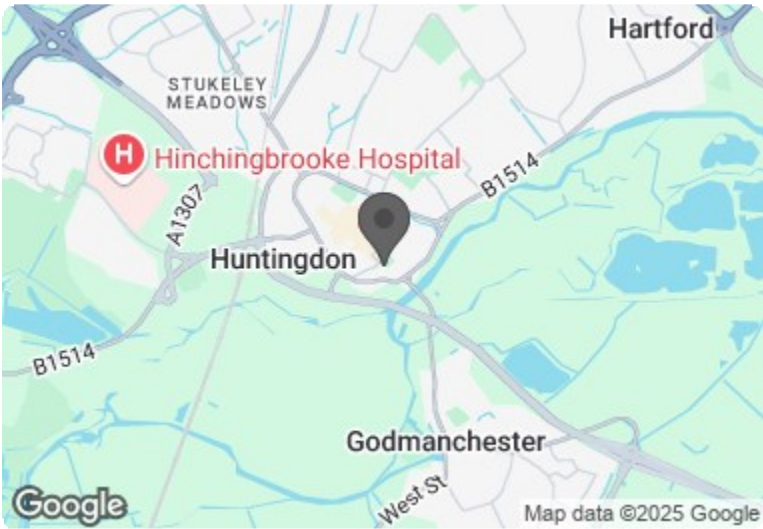
21 Elm Tree Court  
High Street, Huntingdon, PE29 3DR

PRICE  
REDUCED



Total floor area 52.9 sq.m. (570 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.  
Powered by focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £170,000 Leasehold

SUPERBLY PRESENTED one bedroom apartment benefitting from a DUAL ASPECT living room with a JULIET BALCONY. The modern kitchen with built in appliances, a BRIGHT and SPACIOUS bedroom with built in wardrobes and a shower room completes this lovely apartment. The development has EXCELLENT COMMUNAL facilities including a roof terrace and communal lounge where SOCIAL EVENTS take place. -ALLOCATED CAR PARKING SPACE-

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Elm Tree Court, High Street, Huntingdon

1 Bed | £170,000

PRICE  
REDUCED

### Elm Tree Court

Elm Tree Court was built by McCarthy and Stone and designed specifically for independent retirement living for the over 60's. The development is situated in the heart of Huntingdon Town Centre and consists of 26, one and two bedroom apartments with design features to make day-to-day living easier. The apartment boasts under floor heating, Sky/Sky+ connection points in the living room and secure camera entry system.

The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the Home Owners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Home Owners lounge and stunning Roof Top terrace provides a great space to socialise with friends and family and there's a hobby room and reading room with refreshment facilities, situated on the ground floor. It is a condition of the purchase that residents must meet the age requirement of 60 years or over.

**Local Area**

Elm Tree Court is well situated in the heart of the popular town of Huntingdon. There's a range of supermarkets, shops, take aways, bars and restaurants within walking distance. The recently constructed Chequers shopping centre offers a further range of shops to explore. Further afield the City of Cambridge is situated less than 20 miles away. Bus and train stations are close by.

**Entrance Hallway**

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway doors to a utility room with a washer/drier and a further separate storage cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room.



### Living Room

A dual aspect living room which has ample space for a dining table. Double glazed doors opening into a Juliet balcony and an additional window makes this a lovely, bright and airy room. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, ceiling lights, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

**Kitchen**

Modern kitchen fitted with a range of cream fronted wall, pan drawers and base units, with modern roll top work surfaces over with up-stand. Inset Bosch electric oven, stainless steel sink unit with mixer tap over, under pelmet lighting, four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, tiled floor, down lighting, ventilation system.

### Master Bedroom

Double bedroom with a full height window. Fitted wardrobes with mirror fronted sliding doors. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. down lights.

**Shower Room**

Fully fitted suite comprising: level entry shower with support rail and doors vanity unit with hand basin, illuminated mirror, chrome heated towel rail, WC. Half height wall tiling, shelving, down lights and floor tiling.

### Service Charge

- 24-hour emergency call system
- House Manager on site during working hours
- Cleaning of communal areas and communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance



The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,323.78 per annum (up to financial year end 30/6/2025).

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### Lease Information

Lease length: 999 years from 1st Jan 2016  
Ground rent: £425 per annum  
Review date: 1st January 2023

### Car parking

The apartment includes car parking space 'K'

### Additional Information & Services

- \*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living cost's.
- \*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

