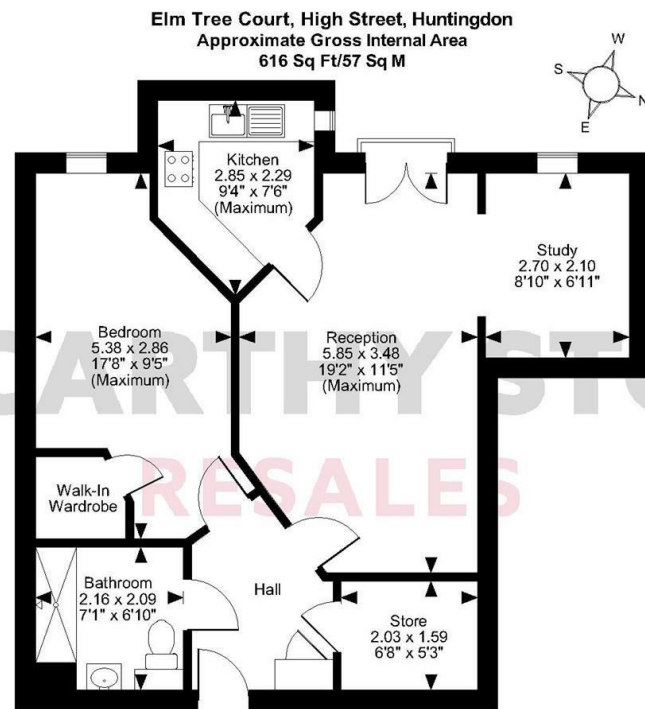


# McCARTHY STONE RESALES

## 14 ELM TREE COURT 80 HIGH STREET, HUNTINGDON, PE29 3DR

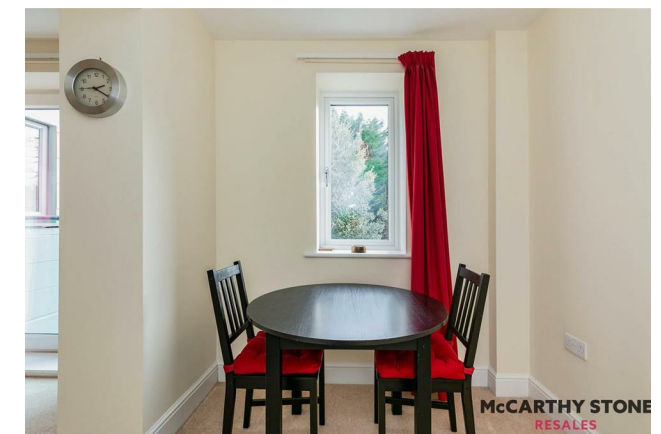


**First Floor** FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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A BEAUTIFULLY MODERN one bedroom first floor retirement apartment with a spacious lounge with a JULIET BALCONY and separate DINING/STUDY AREA. This site has EXCELLENT COMMUNAL facilities including a roof terrace, craft room and communal lounge where SOCIAL EVENTS take place.  
~PART EXCHANGE, ENTITLEMENTS ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE~

**PRICE REDUCTION**

**ASKING PRICE £219,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# ELM TREE COURT, HIGH STREET,

# 1 BEDROOMS £219,000

## 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.

## 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 entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the

hall. From the hallway doors to a utility room with a washing machine 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 lounge, bedroom and shower room.

## LIVING ROOM

A spacious lounge with the benefit of the French doors which allows lots of natural light in and provides access to a Juliet balcony overlooking the front elevation. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, decorative ceiling lights, raised electric power sockets.

Partially double glazed doors lead onto a separate kitchen, and an opening leads to the Dining Area/Study.

## DINING AREA/STUDY

A unique addition to the apartment, boasting ample space for a small dining table and chairs. With window and ceiling light point.

## 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. Bosch electric oven, four ring electric hob with glass splash back and extractor hood over. Stainless steel sink unit with mixer tap over. Recessed integral fridge freezer. Tiled floor, down lighting, under pelmet lighting and ventilation system.

## BEDROOM

Double bedroom with walk-in wardrobe providing plenty of hanging rails, shelving and storage. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, decorative ceiling lights, raised electric power sockets.

## SHOWER ROOM

Modern white suite comprising: level entry shower with support rail and glass sliding doors, vanity unit with hand basin, illuminated mirror, chrome heated towel rail and 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: £3,317.27 per annum (for financial year ending 30/06/2024). Although this apartment benefits from the additional room off the lounge, the service charge is at a fixed rate for a one bedroom.

**\*\*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

Ground rent review: Jan 2031

It is a condition of the purchase that residents must meet the age requirement of 60 years or over.

## 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

