

12 Elm Tree Court

High Street, Huntingdon, PE29 3DR



Total floor area 52.5 m² (566 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



Asking price £235,000 Leasehold

A light and spacious SOUTH FACING, ONE bedroom apartment located on the FIRST FLOOR with LIFT access. Generous sized lounge/dining area, modern kitchen and walk in shower room. Elm Tree Court, a retirement living development by McCarthy Stone nestled in Huntingdon, boasts a roof terrace and homeowner's lounge.

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

Call us on 0345 556 4104 to find out more.

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# Elm Tree Court, High Street, Huntingdon

### 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.

**Apartment Overview**

McCarthy Stone Resales are proud to bring to the market this beautifully presented one bedroom apartment situated on the first floor with the benefit of Juliet balcony with outlook towards the rear elevations and a sunny southerly aspect. This modern apartment comprises of built in kitchen appliances, a generous sized double bedroom with a walk-in wardrobe and a contemporary shower room all complete this lovely apartment. An allocated parking space in the private car park is included.

**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 living room, bedroom and shower room.

**Living Room**

A bright and spacious south facing lounge with a Juliet balcony allowing lots of natural light and and providing views towards the rear elevations. The room allows ample space for dining, suitably positioning in front of the balcony as displayed in photos. Sky/Sky+ connection point, TV and telephone points, raised electric power sockets and two decorative ceiling lights. A partially glazed door leads onto a separate kitchen.

**Kitchen**

Modern kitchen with a range of high gloss cream fronted wall, pan drawers and base units for ample storage with modern roll top work surfaces over with up-stand. Stainless steel sink unit with mixer tap. Electric oven with space above for a microwave, four ring electric hob with glass splash back and extractor hood over. Integral fridge/freezer. Under pelmet feature lighting and down lighting and ventilation system.

**Bedroom**

Double bedroom with a full height south facing window with rear aspect and the benefit of a walk-in wardrobe providing plenty of hanging rails, shelving and storage. Sky/Sky+ connection point, TV and telephone points, raised electric power sockets and decorative ceiling light.

**Shower Room**

Fully fitted modern suite comprising of full width level entry walk in shower with support rail for convenience and sliding door. Vanity unit finished in high gloss with hand basin, Illuminated feature mirror, chrome heated towel rail, WC. Full and half height neutral wall tiling as well as a neutrally tiled floor.

**Car parking**

The apartment includes an allocated car parking space.

**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

# 1 Bed | £235,000

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 (up to financial year end 30th June 2024).

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to, supporting 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: 1st Jan 2031

**Additional Information & Services**

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

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

- Full fibre broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

