

## 11 Ashleigh Court

Woodlands, Huntingdon, Cambridgeshire, PE28 2UN



**PRICE: £110,000**

**Lease: 99 years from 1990**

### Property Description:

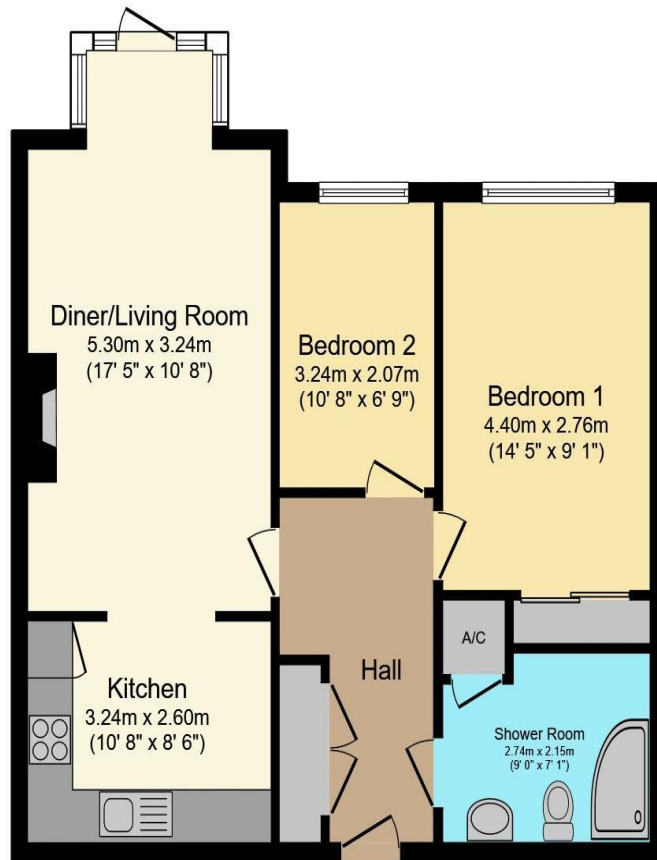
A RE-DECORATED AND RE-CARPETED GROUND FLOOR TWO BEDROOM RETIRMENT APARTMENT BENEFITING FROM DIRECT ACCESS ONTO COMMUNAL GARDENS Ashleigh Court backs onto Warboys high street to which it has easy access. The high street has a host of amenities including chemist, supermarket, hairdresser and Garage. Warboys is approximately a 15 minute drive to Huntingdon train station and you can travel to London in an hour. Also within a 15 minute drive of the Historic towns of St Ives and Huntingdon and approximately 30 minute drive from Cambridge. Constructed by Yelcon Homes Limited and comprises 34 properties arranged over 2 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge and Library  
Communal Laundry  
24 hour emergency Appello call system  
Hairdressing/chiroprody Salon  
Minimum Age 55

Guest Suite  
Visiting Development Manager  
Lift to all floors  
Lease: 99 years from 1990



**For more details or to make an appointment to view, please contact  
Charlotte Harvey**



Total floor area 63.7 m<sup>2</sup> (686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Powered by [www.focalagent.com](http://www.focalagent.com)

# EPC to follow.

**For Financial Year Ending:**

**30/6/24**

**Annual Ground Rent:**

**£225.73**

**Ground Rent Period Review:**

**Next Uplift 2032**

**Annual Service Charge:**

**£4,134.42**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.