

27 The Chestnuts (Huntingdon)

West Street, Huntingdon, Cambridgeshire, PE29 2LL



PRICE: £125,000

Lease: 99 years from 1988

Property Description:

A MUCH IMPROVED ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT BENEFITING FROM BEING RE-DECORATED THROUGHOUT AND NEWLY FITTED CARPETS. NO FORWARD CHAIN. SPACIOUS ROOMS. VIEWING RECOMMENDED. The Chestnuts has a garden reaching to the River Great Ouse. There are 38 apartments over 3 floors the majority in the new wing and seven conversions in the original house. There are lifts to all floors. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one/two bedrooms and bathroom. All windows are double glazed. It is a condition of purchase that residents be over the age of 55 years. Ground rent review pending. Please speak to our Property Consultant if you require information regarding "Event

Residents' lounge with access to gardens
Hairdressers and Communal Laundry facilities
24 hour emergency Appello call system
Lift to all floors
Minimum age 55

Guest Suite
Visiting Development Manager
Re-decorated throughout, newly fitted 80% wool carpets
Lease: 99 years from 1988



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



Total area: approx. 43.8 sq. metres (471.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

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

www.EPC4U.COM

For Financial Year Ending:

31/3/25

Annual Ground Rent:

£194.32

Ground Rent Period Review:

2030

Annual Service Charge:

£3,666.63

Council Tax Band:

B

Event Fees:

1% Transfer

0% Contingency

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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.