

## 22 The Chestnuts (Huntingdon)

West Street, Huntingdon, Cambridgeshire, PE29 2LL



**PRICE: Offers in the Region of  
£150,000**

**Lease: 99 years from 1988**

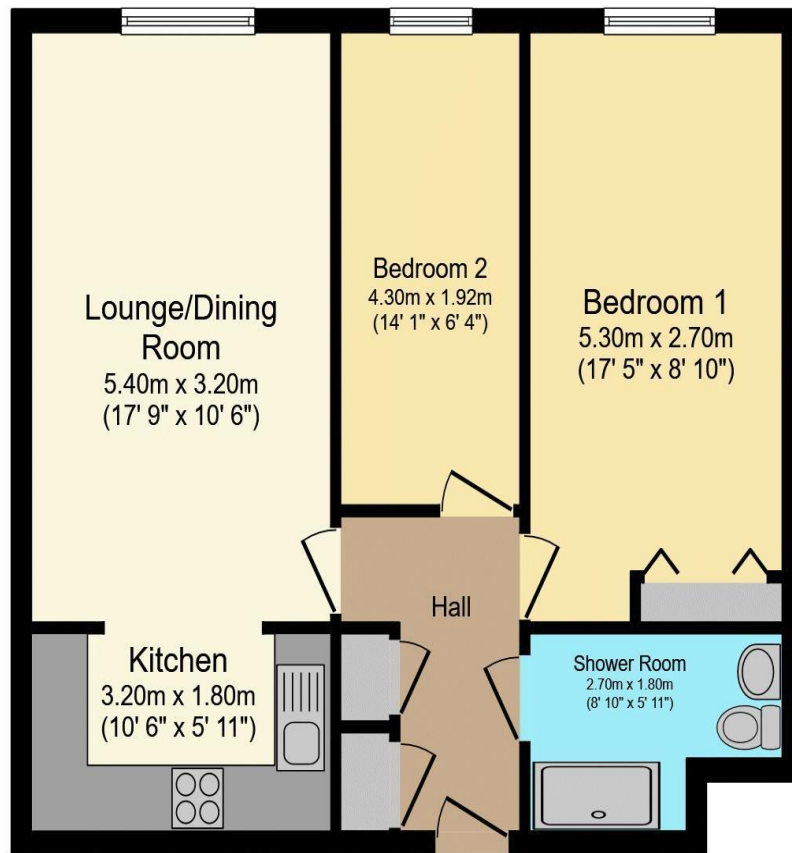
**A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT** The Chestnuts has a garden reaching to the River Great Ouse. There are 38 apartments over 3 floors the majority in the new wing and seven conversions in the original house. There are lifts to all floors. The Visiting Development Manager can be contacted 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 Fees" that may apply to this property.

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

Guest Suite  
Visiting Development Manager  
Monday/Wednesday/Friday 12.30-4.30pm.  
Tuesday/Thursday 9am-4.30pm  
Lift to all floors  
Lease: 99 years from 1988



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



Total floor area 57.6 sq.m. (620 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).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
www.EPC4U.COM		

**For Financial Year Ending:**

**31/3/26**

**Annual Ground Rent:**

**£194.32**

**Ground Rent Period Review:**

**2030**

**Annual Service Charge:**

**£4,714.19**

**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.