

3 The Chestnuts (Huntingdon)

West Street, Huntingdon, Cambridgeshire, PE29 2LL



PRICE: £155,000

Lease: 99 years from 1988

Property Description:

A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH DIRECT ACCESS ONTO SMALL PATIO AREA AND COMMUNAL GARDENS

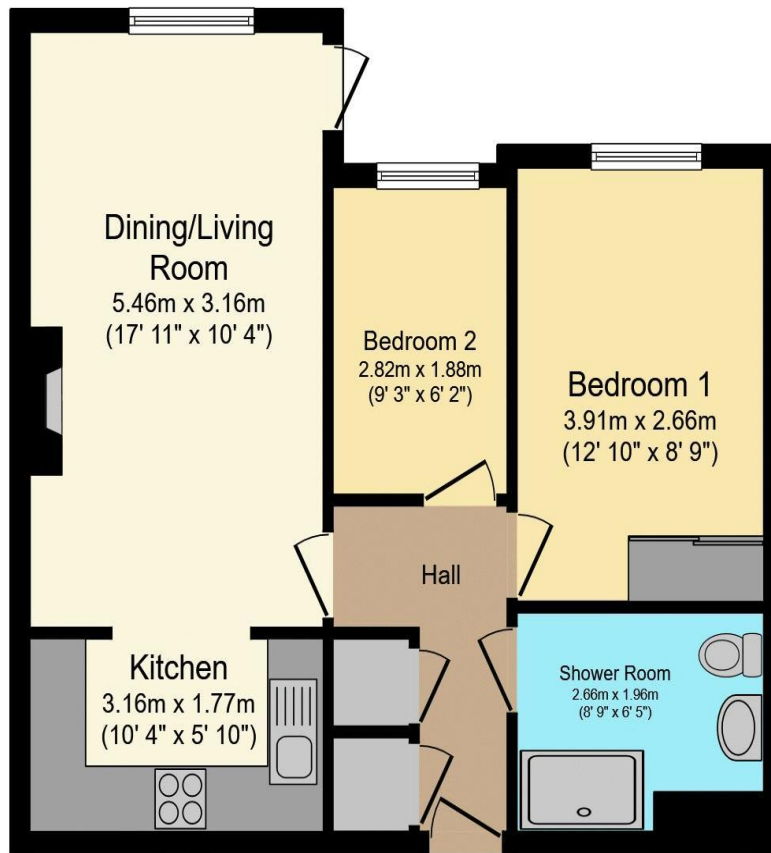
The Chestnuts has a garden reaching to the River Great Ouse. There are 38 apartments over 3 floors the majority in the new wing and seven conversions in the original house. There are lifts to all floors. The Visiting Development Manager can be contacted from various points within each property in the 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 Mon, Wed, Fri
12.30pm-4.30pm Tues & Thurs 9am-4.30pm
Lift to all floors
Lease: 99 years from 1988

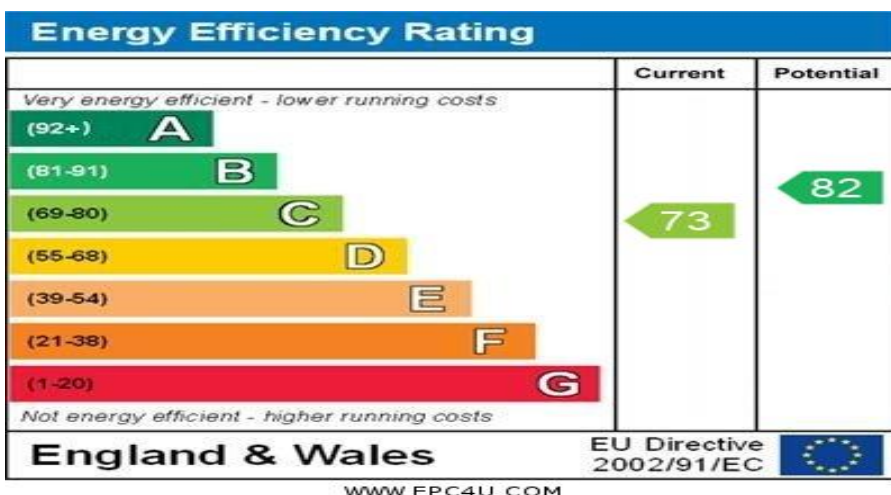


**For more details or to make an appointment to view, please contact
Charlotte Harvey MNAEA**



Total floor area 51.6 sq.m. (556 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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For Financial Year Ending:

31/3/26

Annual Ground Rent:

£214.78

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.