



Central Avenue

+44 (0) 1223 508050

lettings@cookecurtis.co.uk

www.cookecurtis.co.uk

A spacious well-presented two bedroomed duplex apartment within the new Brampton Park development with allocated parking. Close to local shops and amenities, country walks and golf course while being conveniently located for commuting via Huntingdon Train station, A1 to Peterborough and A14 to Cambridge.

£1,250 pcm

Central Avenue,
Huntingdon, PE28 4BZ



Situated in the new Brampton Park development, Victory house is a beautiful collection of spacious apartments close to the heart of the village with excellent commuter links to Huntingdon, St Neots, Peterborough and Cambridge.

The apartment is a spacious duplex layout, located on the first floor of the building, above a selection of small commercial unit on the ground floor. There is a secure key fob entrance and intercom, with post boxes on the ground floor and staircase leading up to the first and second floors.

On the ground floor there is a long hall leading to a good-sized double bedroom with luxury carpet and white vertical blinds and a separate WC washroom.

There is a large kitchen living room. Which was curated by the developments inhouse interior design team. The kitchen is fitted with flat fronted soft close doors and drawers and square edge laminate worktops which complement the contemporary feel. There is a Caple sinks and Blanco taps, under unit lighting and integrated SMEG Appliances, including a fridge/freezer, 450cm dishwasher, washer/dryer, single electric oven, ceramic Hob and extractor hood. The kitchen living space is finished with brushed chrome sockets and LED Downlights.

There is a lobby area and stairs leading to a large landing which would be an ideal space for a home office, dressing room or lounge, leading on to the bathroom which is fitted with a white suite with a high gloss bath panel and separate shower cubical. WC with soft close seat, pedestal wash hand basin with designer mixer taps and chrome heated towel rail. There are Porcelanosa wall tiles, Amtico flooring and LED downlighters. Next to this is the main bedroom which is fitted with full length mirrored built-in wardrobes which have a range of hanging rails and shelves inside. Finished with luxury carpet and white vertical blinds.

The building has a communal satellite dish and aerial are fitted, giving an opportunity to subscribe to Sky Q or other Freeview providers. TV and BT points with media plates to the main living room and master bedroom. There is Gas central heating via radiators to all rooms with zoned thermostatic controllers to allow for maximum comfort and efficiency. Electric chrome towel rails to bathroom.

There is one allocated parking space per apartment. Available from 1st July 2024 unfurnished for minimum 6 month tenancy. Sorry no pets permitted in the building. Video tour available.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

GTC suggest the electricity is currently supplied by: Octopus energy

GTC suggests the gas is currently supplied by: Octopus energy

Ofcom suggests the maximum broadband speed is: 1000mps

GOV.UK suggests the property has not flooded in the last 5 years





122 sqm / 1321 sqft

2 bed 1.5 bath 1 recep

Council tax - B

EPC - B / 85

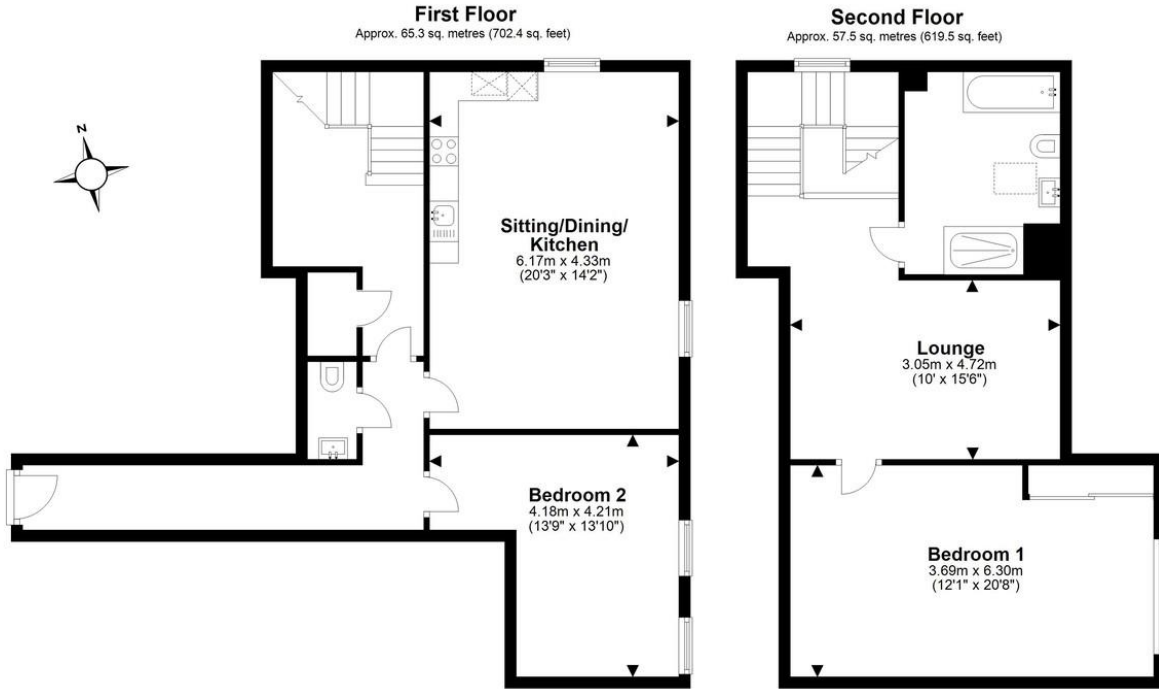
Gas Central Heating

Allocated parking

Duplex apartment

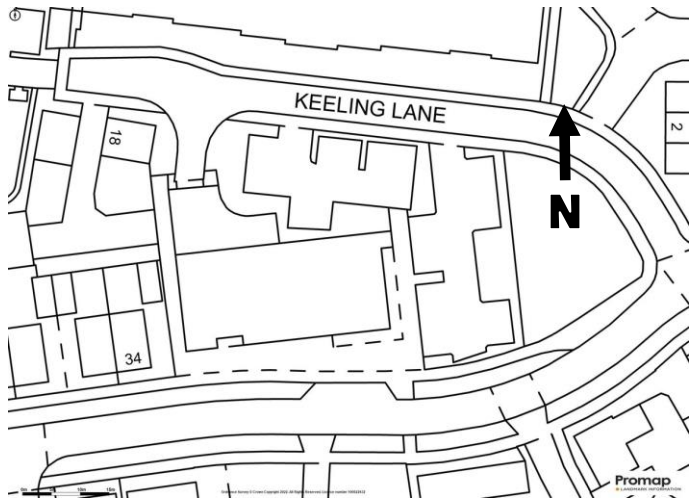
Available July 2024





Total area: approx. 122.8 sq. metres (1321.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Victory House is located within the new Brampton Park development. The site has the best of both worlds, providing a true escape to the countryside for those looking to enjoy some outdoor adventures in their personal time. Just 2 miles from Hinchingsbrooke Country Park, a beautiful area of open grasslands, mature woodlands, and stunning lakes to explore and a short drive to Grafham Water nature reserve, Buckden Marina and Portholme Meadow, while being conveniently located to both the A14 and A1 taking approx. 25mins to get to Cambridge or Peterborough, and a short drive or cycle to Huntingdon Train Station with regular trains to Peterborough and London.

Within the building there is a Cooperative convenience store, beauty salon and cheesecake shop, there is also a host of local shops and pubs in the village, a well-stocked garden centre, nursery and primary school, doctors, dentist, Brampton Park Golf Club and Huntingdon Racecourse just a short distance away, the local area boasts a plethora of places to explore. The attractive market town of Huntingdon, just 3 miles away and has an abundant range of services and amenities include a local hospital and three separate health centres along with a winning combination of sporting and recreational facilities. Educationally there are first class pre-school groups, nursery and primary schools, two secondary schools and the Huntingdon Regional College for further and adult education. The University city of Cambridge is just 15 miles away, and London Stansted Airport can be reached in just over an hour.

COOKE
CURTIS
& CO