



**2 Saxongate Community Learning Centre Bradbury Place, I**

In Excess of **£170,000**

 **Oliver James**  
Property Sales & Lettings



## 2 Saxongate Community Learning Centre Bradbury Place

Huntingdon, Huntingdon

A unique penthouse apartment ideally located in the Town Centre with a large balcony and allocated parking space. Ideally located just a short walk to the Train Station with fast lines to London in under 50 minutes.

Council Tax band: A

Tenure: Leasehold

- Contemporary and unique penthouse apartment.
- One double bedroom with built-in wardrobes.
- The Gross Internal Floor Area is approximately 604 sq.ft. / 56.14 sq.metres. (Excluding the balcony)
- Large west facing balcony overlooking central Huntingdon.
- Contemporary kitchen with integrated appliances.
- Allocated parking space.
- 10 minutes walk to Huntingdon Train Station.
- Featured vaulted ceilings throughout.
- Ideally placed adjacent to Huntingdon High Street.
- EPC: E.





## INTRODUCTION

2 Saxongate is an immaculate penthouse apartment situated within central Huntingdon. The apartment is located at the front of the building with a valued ceilings internally as well as a large, paved, balcony with views over central Huntingdon. Leading out from the living / kitchen / dining room it is an ideal space for hosting and entertaining or indeed winding down after a long day at work benefiting from being west facing and enjoying the evening sun. The bathroom is well appointed and the kitchen is fitted with a modern array of units with a fitted work-surface and integrated appliances.

EPC Rating: E

## LOCATION

Situated within Huntingdon Town Centre, the property provides easy access onto the A14/A1 road network, with Cambridge just 25 minutes away. Schools catering for all age groups, both private and public, can be found within a 20 mile radius Huntingdon itself benefits from a variety of independent shops, bars and restaurants as well as larger supermarkets and retail outlets. Within walking distance, Huntingdon Train Station provides access to London Kings Cross in under an hour with the bus to Cambridge, picking up the guided bus route, taking just 30 minutes.





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>	47	47
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	53
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

