



35 Percy Green Place, Huntingdon

In Excess of £165,000



35 Percy Green Place

Huntingdon, Huntingdon

A ground floor apartment with a external patio area looking out over pleasant communal gardens, situated just a short walk from the Town Centre and Train Station.

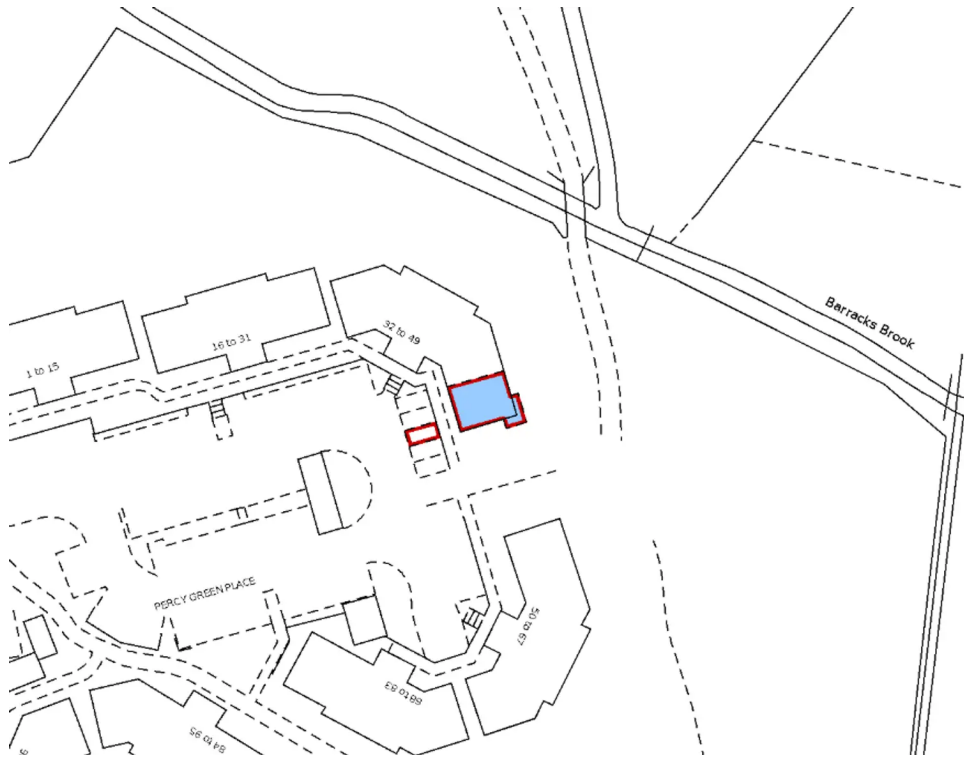
Council Tax band: A

Tenure: Leasehold

- Ground floor apartment.
- Two good size bedrooms.
- The Gross Internal Floor Area is approximately 570 sq.ft / 53 sq.metres.
- Access to a low maintenance patio seating area with views over communal gardens.
- Contemporary social open plan kitchen / dining room.
- One allocated parking space.
- Situated just a 10 minute walk to Huntingdon Train Station.
- A 10 minute walk to restaurants, bars and shops within Huntingdon Town Centre.
- The Property is sold with no forward chain.
- EPC: C.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

