



Flat 64, Millfield Court Brampton Road, Huntingdon  
£80,000

 **Oliver James**  
Property Sales & Lettings



## Flat 64

Millfield Court Brampton Road,  
Huntingdon

A second floor one bedroom retirement apartment within walking distance of the Town Centre, offered with no forward chain.

Council Tax band: A

Tenure: Leasehold

- Retirement Apartment.
- One Bedroom.
- Second Floor.
- Exclusive Development for the Over 55's.
- Situated within Walking Distance of Huntingdon Town Centre/Train Station.
- Well maintained landscaped communal gardens.
- 24 Hour Call Service & Communal Lounge.
- The Property is sold with no forward chain.
- Parking available on the development.
- EPC: TBC.



**GROSS INTERNAL FLOOR AREA**

The Gross Internal Floor Area is approximately 451 sq.ft / 41 sq.metres.

**TENURE**

The Tenure of the Property is Leasehold, the term being 125 Years Less 1 Day From 1 October 1986 with 87 years remaining, the Ground Rent being £317 per annum.

**ESTATE SERVICE CHARGE**

The service charge for the property is £2430.24 per annum

**EXTERNAL**

The development is set in well maintained communal grounds with gardens and seating.

**PARKING**

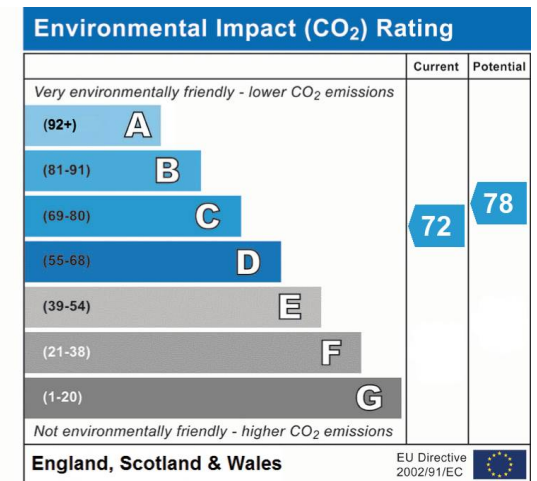
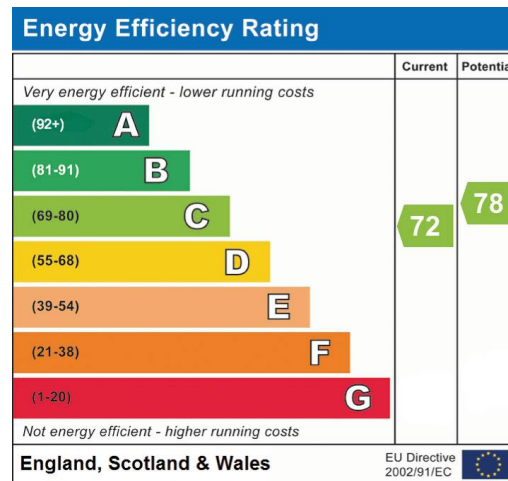
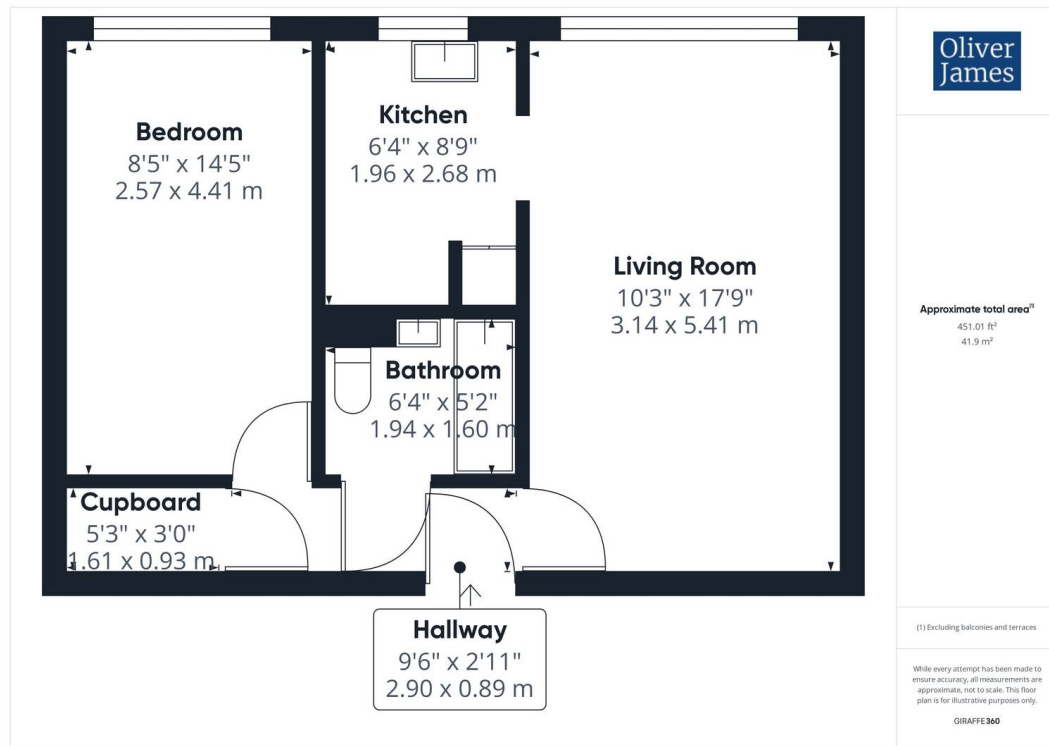
There is resident and visitor parking available.

**LOCATION**

Situated on the outskirts of Huntingdon Town Centre the property provides easy access onto the A14/A1 road network. 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, larger supermarkets and retail outlets. Within cycling distance, Huntingdon Train Station provides access to London Kings Cross in under an hour.









## Oliver James Property Sales & Lettings

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