



25 Bradbury Place, Huntingdon

In Excess of £150,000

 **Oliver James**
Property Sales & Lettings



25 Bradbury Place

Huntingdon, Huntingdon

Flooded with natural light, this one bedroom first floor apartment is sited in the Town Centre and offered with no forward chain.

Council Tax band: A

Tenure: Leasehold

- One bedroom first floor apartment.
- The Gross Internal Floor Area is approximately 452 sq.ft / 42 sq.metres.
- Electric underfloor heating.
- Central town location.
- A well appointed shower room and kitchen.
- A 15 minute walk to Huntingdon Train Station / Fast lines to Kings Cross in under 50 minutes.
- A potential rental figure of £825 / £850 pcm.
- A short stroll to Huntingdon High Street, restaurants, bars and shops.
- The Property is sold with no forward chain.
- EPC: C.





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.

TENURE

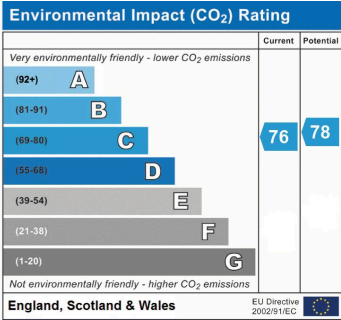
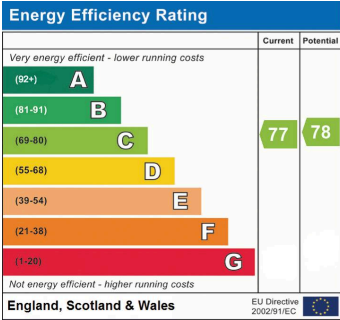
The Tenure of the Property is Leasehold, the term being 127 years from 1 April 2005 with 106 years remaining, the Ground Rent being £50 p/a.

SERVICE CHARGE

The Current Service Charge is £2,006 p/a, paid bi-annually. The management company is Encore Estate Management LTD.

SERVICES

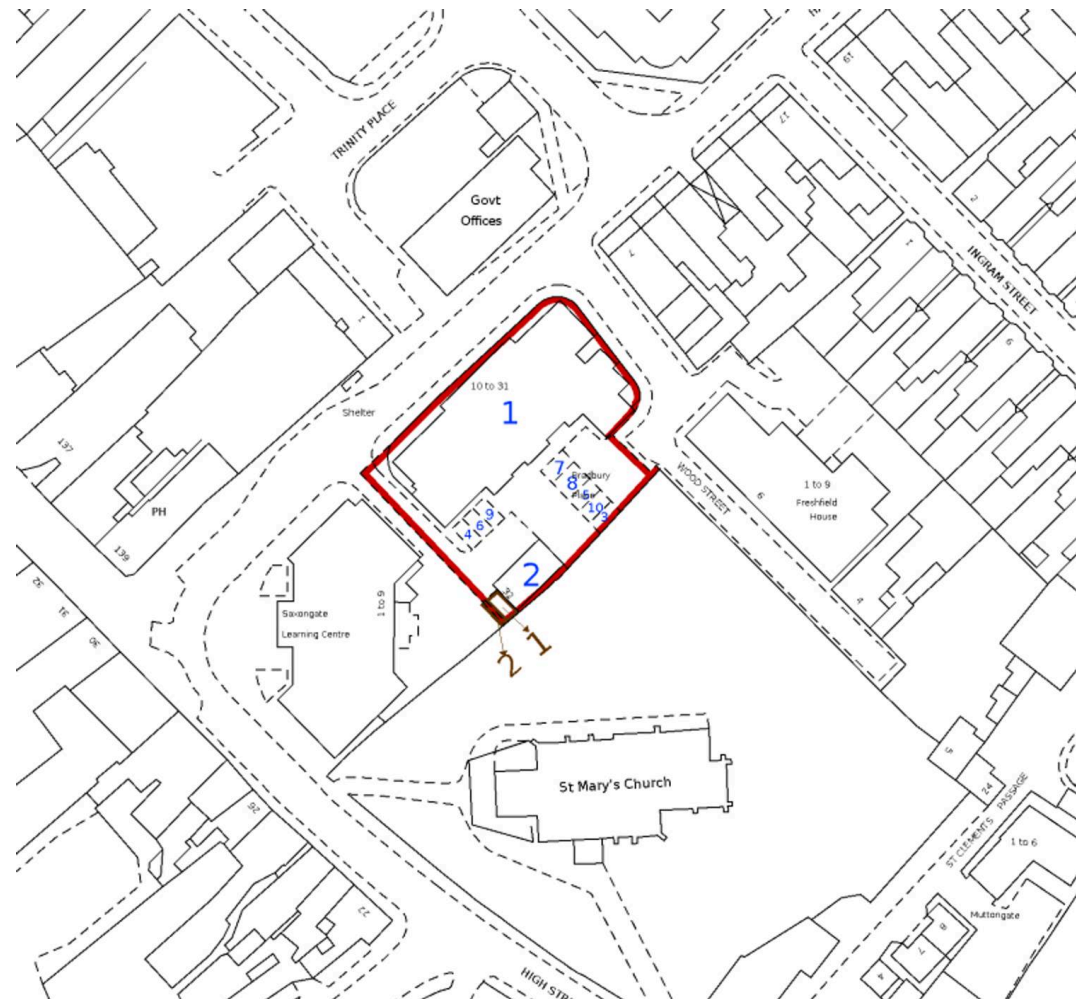
The Property is heated by electric underfloor heating and served via mains drainage, water and electricity.





Total Area: 39.4 m² ... 424 ft²

All measurements are approximate and for display purposes only





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