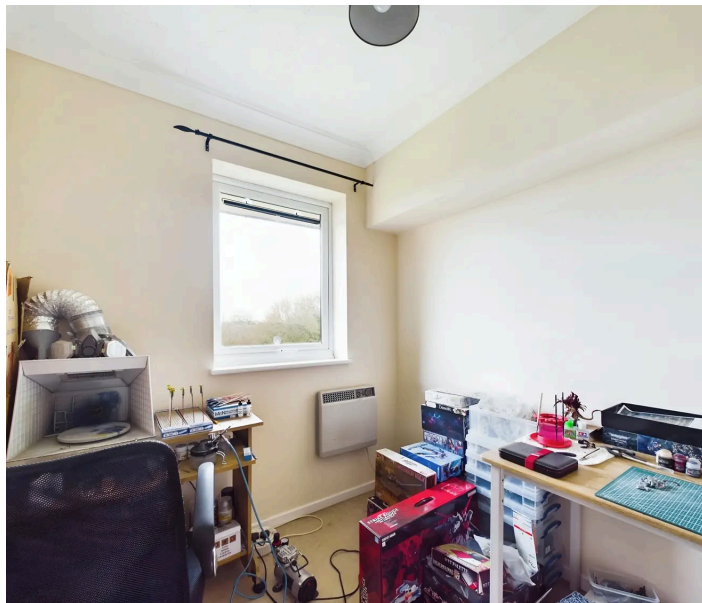# 47 Ullswater, Huntingdon
£171,000

Oliver James
Property Sales & Lettings

47 Ullswater

Huntingdon, Huntingdon

A second floor apartment sold with the current tenant in situ, ideally located in a sought after area within Stukeley Meadows.
Council Tax band: A

Tenure: Leasehold

- Second floor apartment.
- Two bedrooms.
- The Gross Internal Floor Area is approximately 511 sq/ft / 47.4 sq/metres.
- Two allocated parking spaces.
- Sold with the tenant in situ paying £700 pcm.
- A recently extended lease with 123 years remaining.
- Built in wardrobes to the principal bedroom.
- Walking distance to Huntingdon train station, town centre & schooling.
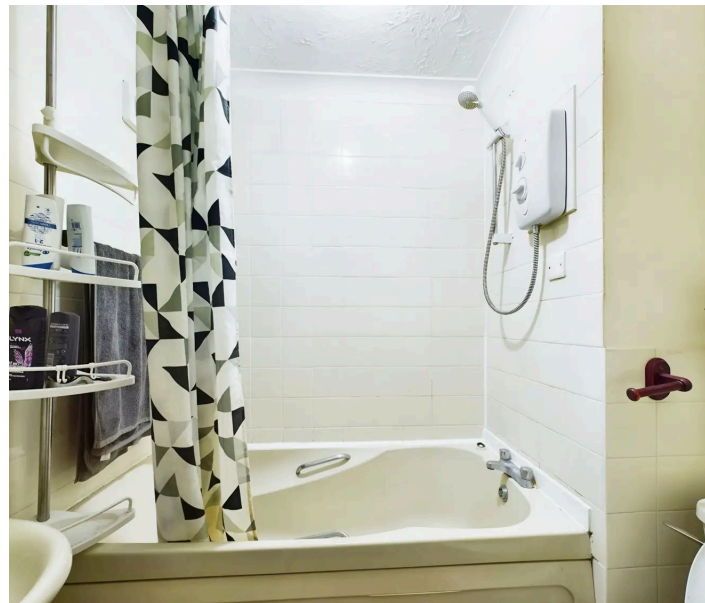- The Property is sold with no forward chain.
- EPC: C.

INTRODUCTION

A second floor apartment ideally located with the ever desirable Stukeley Meadows estate of Huntingdon with two allocated parking spaces. The property is currently rented and sold with the tenant in situ paying £700 pcm and forever popular with current tenants due to be located within walking distance of Huntingdon Town Centre and Train Station. The lease is currently being extended by the current owner and is included within the quoted sales price.
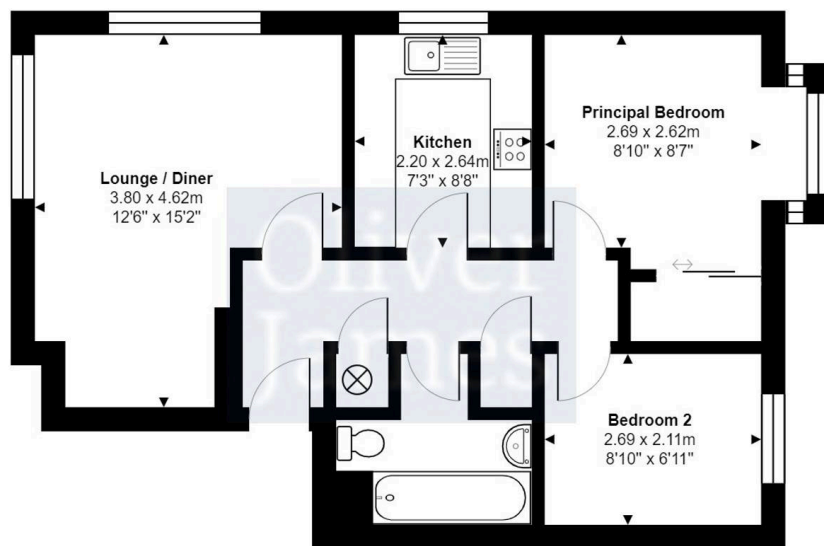
EPC Rating: C

LOCATION

The property is situated within the highly sought after Stukeley Meadows area of Huntingdon. The estate has always been popular due to the quick and easy access to local primary and secondary schooling, local amenities and Town centre. Huntingdon Train Station is situated just 20 minutes walk away with fast lines into Kings Cross in 55 minutes and the bus to Cambridge takes just 30 minutes. Within the Stukeley Meadows estate is the renowned Stukeley Meadows primary school as well as the local Tesco Express. Larger shops and supermarkets are located within the Town Centre, situated just a 10 to 15 minute walk away.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		
(69-80) **C**		74
(55-68) **D**	69	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO₂ emissions		
(92+) **A**		
(81-91) **B**		
(69-80) **C**		
(55-68) **D**		55
(39-54) **E**	50	
(21-38) **F**		
(1-20) **G**		
Not environmentally friendly - higher CO₂ emissions		

England, Scotland & Wales — EU Directive 2002/91/EC

Lounge / Diner
3.80 x 4.62m
12'6" x 15'2"

Kitchen
2.20 x 2.64m
7'3" x 8'8"

Principal Bedroom
2.69 x 2.62m
8'10" x 8'7"

Bedroom 2
2.69 x 2.11m
8'10" x 6'11"

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Total Area: 47.4 m² ... 511 ft²

All measurements are approximate and for display purposes only

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