



15 Cartwright Close, Alconbury Weald

In Excess of £230,000



15 Cartwright Close

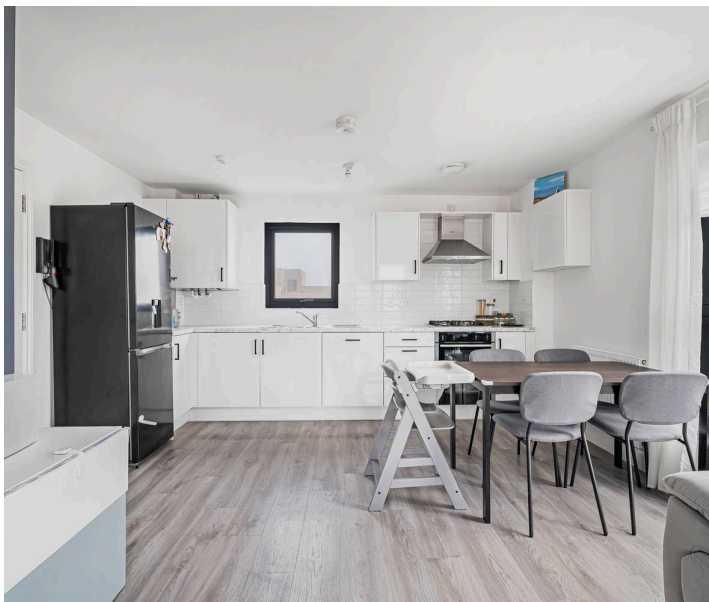
Alconbury Weald, Huntingdon

A spacious, light and bright, two bedroom / two bathroom apartment with south / west facing balcony and allocated parking.

Council Tax band: B

Tenure: Leasehold

- Contemporary apartment with modern vinyl flooring throughout.
- The Gross Internal Floor Area is approximately 731 sq/ft / 68 sq/metres.
- Situated close to the picturesque new cricket pitch and green space.
- 7 years left on the structural warranty.
- Lovely sunny south / west facing balcony.
- Allocated parking.
- 10/15 minute drive to Huntingdon Train Station / 35 minute drive to Cambridge.
- Situated in the popular and growing Alconbury Weald estate with great local amenities.
- EPC: B





TENURE

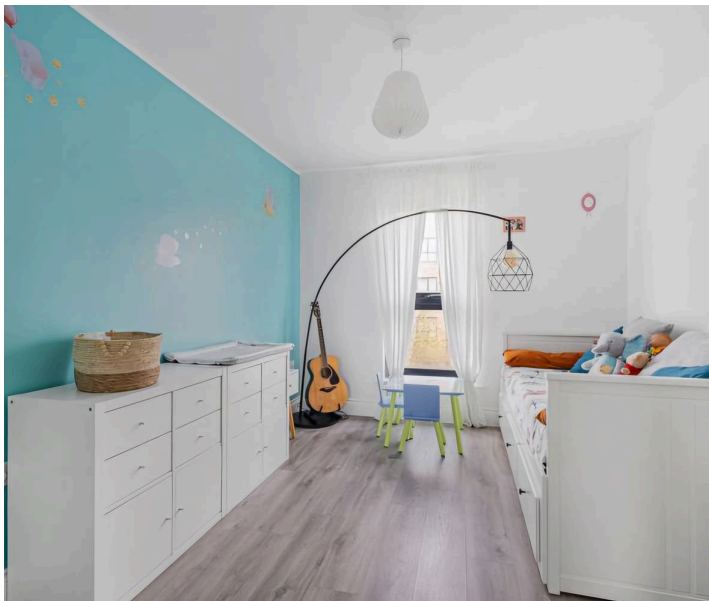
The Tenure of the Property is Leasehold, the term being 125 years from 2022 with 123 years remaining. The Ground Rent is £115 p/a which is reviewed every 25 years and adjusted in line with RPI.

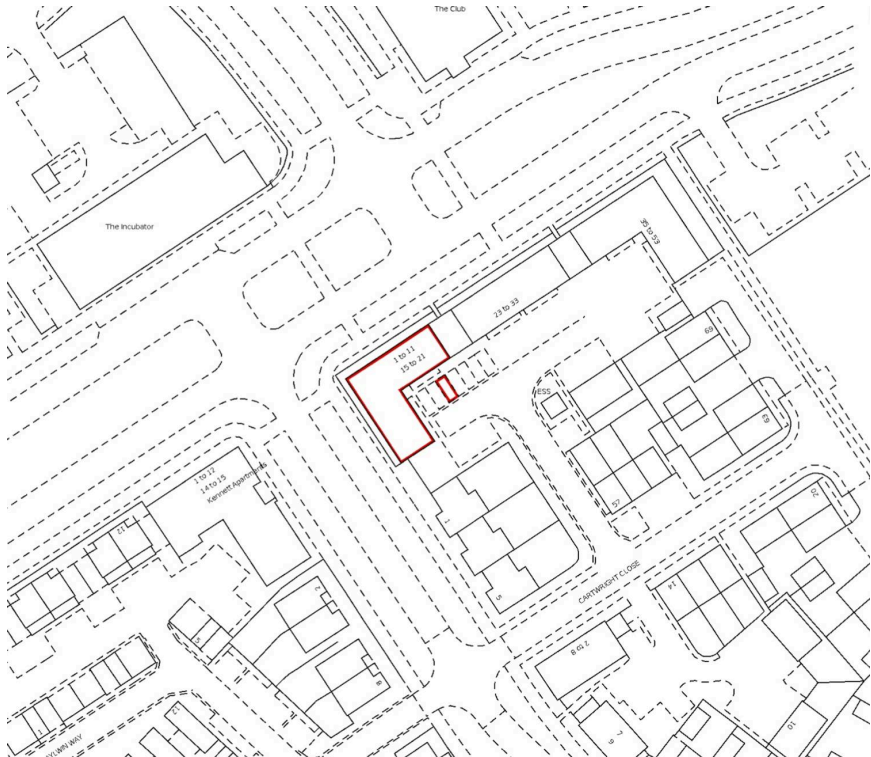
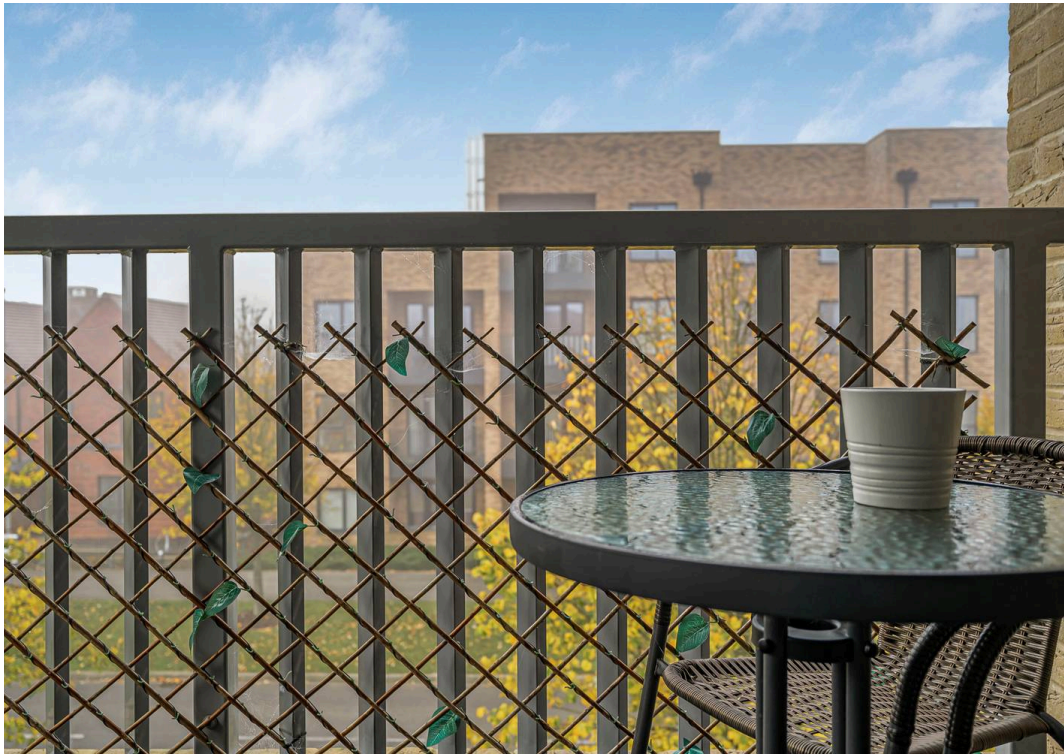
SERVICE CHARGE

The service charge for the apartment is £533 p/a.

LOCATION

Alconbury Weald, a new development, is surrounded by landscaped open green spaces with woodlands, intricately designed parks and play areas linked by footpaths and cycleways. A range of community facilities include a convenience store, library, nursery and primary school and special needs school. More primary and a secondary school will be added in the coming years with more retail spaces too. The nearest Doctors surgery can be found a mile away in nearby Alconbury. Alconbury Weald also has brilliant transport links, only 15 minutes away from Huntingdon train station which has direct trains to London Kings Cross taking 45 minutes, as well as great road connections to the north and south, as well as the west.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	84
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England, Scotland & Wales		



Oliver James Property Sales & Lettings

Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

enquiries@ojproperty.co.uk

www.ojproperty.co.uk/

 **Oliver James**
Property Sales & Lettings