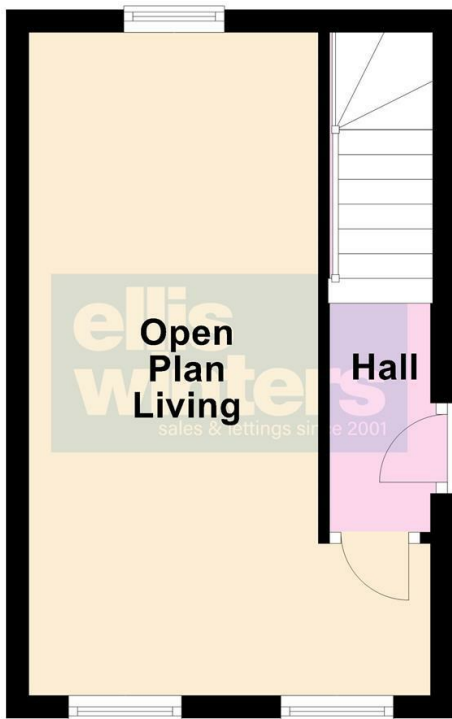
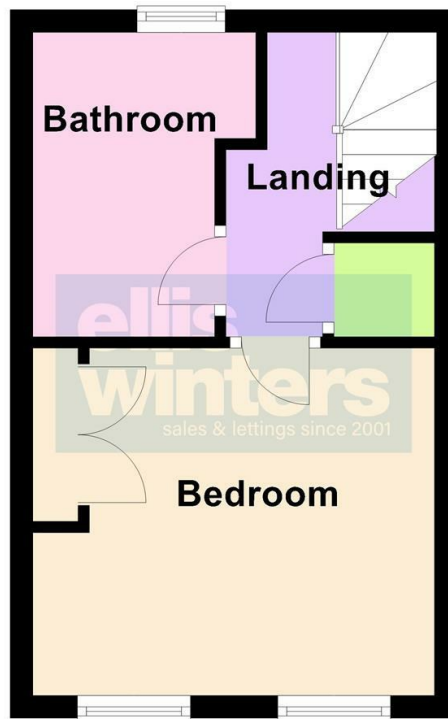


## First Floor



## Second Floor



A modern, two-storey apartment, in Huntingdon town centre, is within walking distance of local amenities, the bus station, and a mainline train station. This superb and unique home is suitable for first-time buyers or as an investment opportunity and is offered with no onward chain. To access the property, you enter the main building via a secure telecom entrance, and take the stairs to the first floor. Upon entering the property, the entrance hall provides access to the open-plan lounge and kitchen area, and stairs leading to the second floor. On the second there is a large double bedroom with a built-in wardrobe and a family bathroom.

**Bedroom**  
3.55m (11'8") x 3.07m (10'1")

**Bathroom**

**Further Information**  
Tenure: Leasehold  
Lease Length Remaining: 100 years approx.  
Service Charge: Approx. £1,320 per annum  
Ground Rent: £100 per annum  
Review Period: Annually  
Potential Rental Income: £650 - £700 per calendar month  
Council Tax Band: A  
EPC Rating: D

### Ground Floor

Enter via a secure telecom entrance, and stairs to first-floor landing.

### First Floor

Hall

Open Plan Living  
5.86m (19'3") x 2.68m (8'10")

### Second Floor

Landing

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**ellis winters**  
sales & lettings since 2001

### OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

### OFFICE DETAILS

01480 388888  
infostives@elliswinters.co.uk  
www.elliswinters.co.uk



ASKING PRICE

**£142,500**

**ROYAL OAK PASSAGE**

HUNTINGDON, PE29 3EA

## PROPERTY SUMMARY

A modern, first-floor, two-storey apartment, in the town centre. This property is within walking distance of amenities, restaurants, the bus station, and the mainline train station, making it suitable for first-time buyers or an investment opportunity. There is open-plan accommodation, a large double bedroom, and a bathroom. Offered with no onward chain.

1



1



0

