



**Ground Floor**

Secure entrance door, stairs to first floor

**First Floor**

Entrance Hall

Lounge/Dining Room  
5.06m (16'7") x 4.88m (16')

Kitchen/Breakfast Room  
3.13m (10'3") x 3.03m (9'11")

Bedroom 3.58m (11'9") x 3.54m (11'7")

Shower Room  
3.13m (10'3") x 1.80m (5'11")

**Further information**

Tenure: Leasehold, with a share in the freehold

Lease Length: 999 Years, with 963 remaining

Management Charge: Approx. £1100 per annum

Ground Rent: N/A

Council Tax Band: A

EPC Rating: C

Parking: No parking is available, however, a residential parking permit may be available via the council

Current Rent Achieved: The current tenant is paying £795 PCM, giving approx. 7.95% yield per annum

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



**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

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



**£119,995**  
**HIGH STREET**  
HUNTINGDON, PE29 3TF

## PROPERTY SUMMARY

**\*\*INVESTMENT BUYERS ONLY\*\*** This well-proportioned, first-floor apartment, is within Huntingdon town centre. Currently being sold with a tenant in situ, and comes with share in the freehold. This home features a generous lounge, a modern kitchen/breakfast room, a generous bedroom and a shower room. It is a short walk to the river, the bus station, amenities, and a short distance from Huntingdon's main line train station. Offered with no onward chain.

1



1



1

