



**Ground Floor**

Secure entrance door, and stairs to the first floor

**First Floor**

Entrance Hall

Lounge/Bedroom  
4.04m (13'3") x 3.76m (12'4")

Kitchen 2.37m (7'9") x 1.98m (6'6")

Shower Room

Outside

Communal grounds, and an off-road parking space

**Further Information**

Tenure: Leasehold

Lease Length: Extended in 2012 up to 2176, 152 years remain

Maintenance Charge: £65.96 per month, approx. £791.52 per annum

Ground Rent: £50 per annum, £25 paid twice a year

Council Tax Band: A

EPC Rating: D

Heating Type: Electric

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

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**OFFICE DETAILS**

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## PROPERTY SUMMARY

A very-well presented, first-floor, studio apartment in the town centre of Huntingdon. This superb home is within walking distance to amenities, public transport links, and the mainline train station providing great access into London, Cambridge and Peterborough. This home offers a generous lounge/dining/bedroom area, a modern kitchen, and a modern shower room. There is an off-road parking space within a private residents parking area, and also benefits from views over the park.

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