



Ground Floor

Entrance Hall

First Floor

Lounges

4.00m (13'2") x 3.89m (12'9")

Kitchen

3.89m (12'9") x 2.24m (7'4")

Bedroom One

4.16m (13'8") x 2.95m (9'8")

Bedroom Two

3.30m (10'10") x 2.36m (7'9")

Bathroom

Storage Room

Outside

The property benefits from a well kept communal front garden, enclosed communal rear garden and outside shed, as well as allocated off road parking to the rear. There are two visitor parking spaces also found to the rear of the property.

Further Information

Tenure: Leasehold

Lease: 99 years from 2007

Lease remaining: 81 years

Management Fee: £60 per month / £720 p/a

Ground Rent: £6 per month / £72 p/a

Review Period: Annually

EPC Rating: C

Council Tax Band: A

Total area: approx. 63.8 sq. metres (686.2 sq. feet)

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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PROPERTY SUMMARY

A well presented, bright and airy first floor maisonette situated in the popular Hinchingsbrooke area of Huntingdon. The accommodation is approximately 686 sq/ft and comprises of lounge/dining room, large kitchen, a neutral three piece bathroom, two double bedrooms and a oversized storage cupboard, alongside a generous landing space. Additional benefits include communal front and rear garden, offering an outside shed, and one allocated parking space, alongside a further two visitor parking spaces. The property is positioned within walking distance to Hinchingsbrooke Country Park, Hospital and Huntingdon's town centre and mainline train station making it an ideal first time buy, or investment purchase.

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