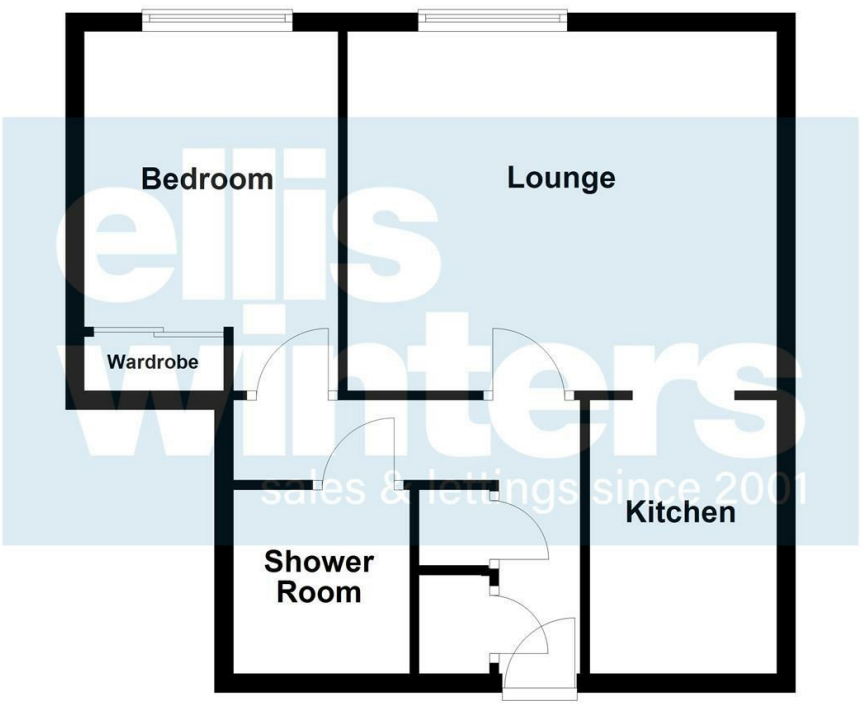
Second Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 45.3 sq. metres (487.9 sq. feet)

Ground Floor

Secured Communal Entrance with Stairs Leading to Second Floor

Second Floor

Entrance Hallway

Lounge
4.55m (14'11") x 3.81m (12'6")

Kitchen
2.90m (9'6") x 1.98m (6'6")

Bedroom
3.81m (12'6") x 2.68m (8'10")

Shower Room
1.95m (6'5") x 1.87m (6'2")

Outside
The property benefits from a large, immaculately kept communal gardens leading down to the River Great Ouse. There are residents and visitors parking available within the development

Further Information
Tenure: Leasehold
Lease Length: 99 years from 1st April 1988 – 62 years remain
Annual Management Service: £3629.28
Ground Rent: £194.32
Management Company: FirstPort
Council Tax: B
EPC: C
Heating Type: Electric Heating

Agents Note: Seller incentives available, for further information please contact the office.

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

£90,000

West Street

Huntingdon, , PE29 2LL

PROPERTY SUMMARY

** REASONABLE OFFERS INVITED ** A beautifully presented, second floor apartment located in a sought after over 55's development 'The Chestnuts'. Offered with No Onward Chain, the property comprises of a generous south facing lounge leading to a updated kitchen, double bedroom with a fitted wardrobe, refitted shower room and a hallway with ample storage. The development is well kept internally, offering a Residents Lounge, Laundry Room, Hairdressers and a lift services all floors. Outside, immaculately kept communal grounds with patio seating lead to the Great River Ouse. Residents and Visitors Parking is available and the development is located a short walk from local amenities including shops and doctors alongside transport links.

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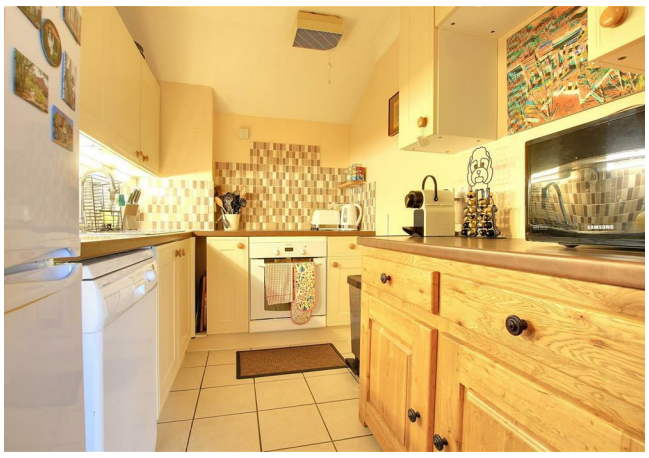
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